



ADVISORY DESIGN PANEL

WEDNESDAY, SEPTEMBER 10, 2025 AT 7:00 PM

**Council Chambers
Langley City Hall
(In-Person Meeting)**

A G E N D A

1) AGENDA

Adoption of the September 10, 2025 agenda.

2) MINUTES

Adoption of minutes from the July 30, 2025 meeting.

3) DEVELOPMENT PERMIT APPLICATION DP 03-25

5470 203 Street

4) NEXT MEETING

Date to be confirmed.

5) ADJOURNMENT



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, JULY 30, 2025
AT 7:00 PM**

Presenta: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Himanshu Chopra
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tana McNicol
Samantha Stroman
Ritti Suvilai

Absent: Tracey Macatangay

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
J. Lee, Planning Assistant
A. Metalnikov, Senior Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the July 30, 2025 agenda

It was MOVED and SECONDED

THAT the July 30, 2025 agenda be adopted as circulated.

CARRIED

2) MINUTES

Document Number: 203800
201679

Adoption of minutes from the April 16, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the April 16, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 10-24**
20622 Langley Bypass

Mr. Metalnikov introduced the application and spoke to the staff report dated July 11, 2025.

The Applicant team was in attendance as follows:

Dave Doerksen, Director Real Estate Operations, Go Auto Group (via videoconference, entering meeting 7:23 pm)

Al Tanzer, Landscape Architect, LandSpace Design Inc.

Jana Wissmann, Representative, Christopher Bozyk Architects Ltd

The applicant team provided a PowerPoint presentation with information on the following:

- The design is intended to enhance customer experience and sustainability;
- Details on current and proposed landscaping elements in the following areas:
 - Street frontage;
 - Bioswale;
 - Drive way;
 - Area in front of showroom;
 - Walkway from frontage road;
- Building design:
 - Building improvement façade;
 - Signage;
 - South and north elevation;
 - East elevation;
 - West elevation;
 - Main floor plan;
 - Second level floor plan mezzanine;
 - Building envelope;
- Sustainability features;
- Amenities.

The applicant team responded to questions and received feedback from Panel members regarding the form and character of the building as follows:

- Rationale for having second entry to the lot;
- Using reflective roof material to reduce heat island effect;
- Potential to have landscaping in riparian and bioswale areas;
- Providing display at entryway, (ex. vehicle on boulder), to provide more visual impact;
- Using more plantings on property boulevard to beautify neighbourhood;
- Having plantings at rear of property if possible;
- Ensure plantings near parking islands do not negatively impact vehicles and drivers;
- Security features in place for walkway between property and neighbouring building;
- Potential for frontage road to be used as an accessway in the future;
- Technology used to achieve better energy efficiency;
- Consider having separate outside covered seating areas for staff/customers;
- Have as many trees as possible to add cooling, including in planters;
- Provision of amenities inside for children.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated July 11, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Consider increasing plantings within the bioswale on the south end of the site;
- b. Explore a more prominent entryway feature (e.g. boulder/rock features, vehicle display, larger plantings/trees, etc.) integrated with the landscaping
- c. Review plantings within parking lot landscape beds for conflict with vehicles (e.g. door swing);
- d. Consider an outdoor seating area for staff;
- e. Consider an outdoor seating area for customers and a child-oriented amenity area within the building;
- f. Provide a high-albedo roof treatment to increase solar reflectivity and reduce the urban heat island effect;
- g. Consider opportunities for additional tree plantings.

CARRIED

4) **NEXT MEETING**

September – date to be confirmed.

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:00 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 03-25
(5470 203 Street – Langley Lions Alder Building)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant II

Bylaw #:

Date: August 29, 2025

File #: 6620.00
Doc #:

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit application for an 8-storey, 188-unit apartment building at the Langley Lions Seniors District in replacement of the previous “Alder” building in the same location at 5470 203 Street.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Transit-Oriented Residential (maximum 15-storey height and Floor Area Ratio of 4.5);
- b. **OCP Appendix B: District Policies:** Langley Lions Seniors District (maximum 15-storey height and Floor Area Ratio of 2.5);
- c. **Zoning:** CD70 Comprehensive Development Zone; and
- d. **Transit Oriented Area:** Tier 3 (minimum allowable 8-storey height and Floor Area Ratio of 3, no residential parking requirements).

The proposed development:

- a. Is consistent with the OCP (including its Appendix B: District Policies);
- b. Is consistent with the property’s existing zoning; and
- c. Requires a Development Permit for a multi-unit residential development.
- d. Requires a housing agreement (per OCP Appendix B: District Policies)

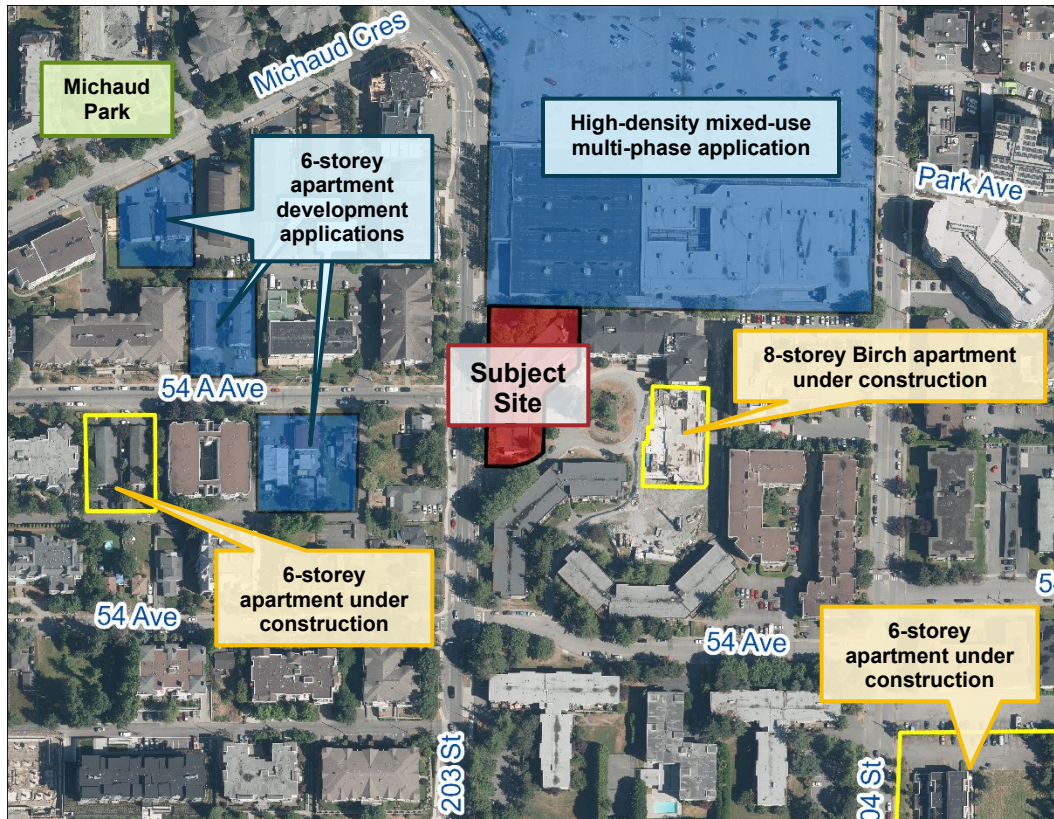
3. DETAILED BACKGROUND INFORMATION

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Address:	5470 203 Street
Legal Description:	Lot 4 and an Undivided 18/100 th Share in Lot 1, District Lot 36, Group 2, New Westminster District, Plan EPP107406, See Plan as to Limited Access
Site Area:	Subject property: 3,212 m ² (0.79 ac) Full District: 2.89 ha (7.14 ac)
Number of Units:	188 apartments
Gross Floor Area:	13,543.6 m ² (145,782.3 ft ²)
Floor Area Ratio (Full District lot area):	Proposal only: 0.469 Proposal with existing buildings: 1.744
Lot Coverage (Full District lot area):	Proposal only: 5.9% Proposal with existing buildings: 38.1%
Parking Required:	9 accessible spaces
Parking Provided:	46 spaces (including 9 accessible spaces)
OCP Designation:	Transit-Oriented Residential & Langley Lions Seniors District
Zoning:	CD70 Comprehensive Development Zone
Variances Requested:	Indoor amenity of 241.9 m ² (432.4 m ² required)
Estimated Development Cost Charges (DCCs):	\$4,556,520.00 (City - \$2,549,520.00, GVS&DD - \$876,240.00, GVWD - \$814,920.00, MV Parks - \$36,360.00, SD35 - \$72,000.00, TransLink - \$207,480.00)
Community Amenity Contributions (CACs):	Not applicable (to be confirmed based on final rental program)

4. SITE CONTEXT (5470 203 Street)

The proposed development site consists of a single vacant property within the larger Langley Lions Seniors District site. Its surroundings include:

- **North:** Langley Mall (active rezoning application for a high-density mixed-use multi-phase redevelopment);
- **East:** Existing 4-storey Langley Lions “Evergreen Timbers” building and under-construction 8-storey “Birch” Building);
- **South:** Existing Langley Lions “Cedar” building; and
- **West:** 203 Street (arterial) with existing 4-storey apartment building and Transit-Oriented Residential-designated single-detached homes across.



Context Map

The site is adjacent to Downtown and benefits from access to its shops and services. Other key neighbourhood amenities within a 5-minute walk include Linwood Park, Michaud Park, and Timms Community Centre.

Nearby transportation services include:

- 564 Langley Centre/Willowbrook bus route (directly adjacent);
- Langley Centre exchange and its 14 bus routes, including the frequent 503 Fraser Highway Express (10-minute walk); and
- The under-construction Langley City Centre SkyTrain station and its associated transit exchange (5-to-10-minute walk).

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The site is zoned CD70 and forms the Langley Lions Master Plan, which received rezoning approval in 2021 (RZ 04-19). The proposed development represents Phase 1B of this multi-phased project. The site plan is consistent with the approved master plan and is submitted for review of the proposed building's form and character. The proposed development is for a flat-roofed

steel construction building. The building has an L-shaped footprint oriented to frame the existing courtyard and vehicle access lane to the south that is shared with the Birch building, which is nearing completion, and other buildings that will come in subsequent development phases.

The longer building wing is oriented north-south fronting 203 street and the shorter wing is oriented west-east along the north property line, with the main building entrance also on 203 Street. Service access is accommodated through a loading bay off the auto court.

B. Building Elevations and Materials

The proposed building is expressed as a rectilinear form. Primary façade materials consist of fibre-cement panels in shades of white and grey. Balconies are incorporated along the façades, with continuous balcony and roof deck lines extending to the top of the sixth floor to create a stepped back effect at the top two storeys.

To reduce the perceived width and height, the design incorporates copper-orange accent panels at stairwell corners and by the building entrance to enhance verticality, horizontal striping at selected locations, and coloured balcony door frames placed at intervals along the façades.

C. Landscaping

The ground floor features an outdoor deck area connected directly to the indoor amenity space. A rooftop amenity deck features sitting booths beneath aluminum arbors separated with plant walls, movable lounge furniture, and raised urban agriculture beds. A lawn bowling area is provided in an outdoor space to the north of the building and extended paved walkways and plantings are planned along the parameter.

The landscape plan includes a variety of ornamental and native plantings, such as dwarf red osier dogwood, bigleaf hydrangea, Hill's yew, and sweet box. A total of 13 new trees are proposed, including Pacific Fire vine maple, October Glory red maple, river birch, and Daybreak magnolia, which will contribute to seasonal interest and canopy coverage on site.

D. Building Program and Details

The building's unit mix includes:

- 173 one-bedroom units (92%); and
- 15 two-bedroom units (8%)

This unit mix composition reflects the intent of the Langley Lions Seniors District to operate buildings not-for-profit primarily for low-income seniors.

Additionally, the owner currently has an active application for BC Housing's Community Housing Fund (CHF) program which, for successful applicants, requires 70% of units to be rented at non-market rates geared to income of tenants (20% of units for tenants below Deep Subsidy Income Limits and 50% of units for tenants below Housing Income Limits or "HILS"), with the remaining 30% of units rented at low/moderate market rents. The final rent level distribution is subject to change based on the funding source the owner is able to secure for this development. A housing agreement is required according to OCP Appendix B: 07. Langley Lions Seniors District Policy.

As a seniors-oriented building, all 188 units are either adaptable (180 units) or accessible (8 units). 696 m² (7,492 ft²) of total amenity space is provided, including 241.9 m² (2,604 ft²) of indoor space and 453.7 m² (4,884 ft²) of outdoor space split between two grade-level areas and a rooftop deck.

6. SUSTAINABILITY FEATURES

- Construction techniques that minimize site disturbance and protect air quality;
- Lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Energy performance of 25% better than the current Model National Energy Code for multi-unit residential buildings;
- Heat recovery ventilation;
- Reduced heat island effect with a landscaped rooftop deck;
- Non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Water-conserving toilets;
- All parking stalls pre-wired for electric vehicle charger installation, with one charger installed; and
- Dedicated scooter parking.

7. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

8. VARIANCES

A variance has been requested for the size of the indoor amenity area in recognition of the amount of outdoor amenity provided. The current Zoning Bylaw requires indoor amenity space to be provided at a rate of 2.3 m² per unit, while outdoor amenity is required in the OCP without a specific size requirement. Staff support this variance due to the large combined indoor and outdoor amenity provided and the proposal's consistency with the updated requirements proposed for the new Zoning Bylaw. These draft requirements, which were presented at and received support in both rounds of Zoning Bylaw public engagement, are proposed to quantify outdoor amenity requirements and increase the total required amenity supply while providing flexibility in how this overall supply is shared between indoor and outdoor areas and recognizing the economies of scale in larger buildings. In the context of this development, the amenity space being weighted toward outdoor space allows more indoor space to be dedicated to non-market seniors housing, and the overall Langley Lions Seniors District urban design concept is based on large, building-bounded courtyard areas that provide outdoor amenities for District residents.

A comparison of current and draft new Zoning Bylaw amenity requirements, and the development's proposed amenity, is summarized in the following table:

	Current Zoning Bylaw min. requirement	Draft new Zoning Bylaw min. requirement	Proposed development
Indoor	432.4 m ²	159 m ²	241.9 m ²
Outdoor	N/A	159 m ²	453.7 m ²
Combined Total	432.4 m ²	476 m ²	695.6 m ²

Based on the above rationale, staff support this variance.

9. ENGINEERING

All work to be done to the City of Langley's Design Criteria Manual (DCM), and follow the City's Subdivision and Development Servicing Bylaw (SDSB). Below comments are preliminary. Additional requirements may be required pending professional report, site review & inspections, and detailed review of civil off-site servicing drawing.

Offsite Servicing Requirements:

1. The developer's consulting engineer shall review the site layout to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline

requirements. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles in accordance with Section 8 of the DCM.

2. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
3. On-site stormwater management plan for Phase 2 is required. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control (ESC) in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended. The ESC plan must address the off-site works. The on-site ESC plan will be required at the Building Permit stage.
4. The ultimate location of the proposed northern driveway off 203 Street is currently under review. Traffic impact analysis report may be required upon determination of the final location.
5. Pending the ultimate driveway and servicing location design, additional street tree planting along the 203 Street frontage may be required.
6. All storm, sanitary, and water connection servicing requirement shall meet currently standards identified in the DCM.
7. An updated to the master water and sanitary hydraulic modelling report will be required to ensure City infrastructure can support this development phase. The costs to undertake the water and sanitary modelling will be the responsibility of the Developer.
8. Upon acceptance of the servicing drawing package by Engineering, a servicing agreement for this development phase will be issued.

10. FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. Fire apparatus access for the whole site must consider access route, including maneuverability, hydrant location and coverage. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required to extend to the parkade elevator lobby, beside the parkade gate, and to each rooftop exit stairway. Balcony sprinklers considered highly important and are strongly requested. Stairwells act as an area of refuge and should be made as wide as possible (60") All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Marked Exits must not be on a FOB system. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (Knox

box) will be required before occupancy. Two 4" FDC will be located on concrete pedestal at the front and rear of the building, (one on 203 St, and one on the ring road) not building mounted. exact location to be discussed with the Fire Department at a later date.

11. BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 the proposed development is estimated to contribute \$2,549,520.00 in Development Cost Charges (DCCs) to the City.

The owner of the proposed development currently has an active application for BC Housing's Community Housing Fund (CHF) program. If this application is successful, 70% of the building's units would be non-market with rents geared to income of tenants. Under the City's CO-80 Amenity Contributions Policy, this would qualify the building for a full waiver of Community Amenity Contributions (CACs). However, if the development proceeds under a different funding program with a different rental level distribution, CACs may become applicable.

Prepared by:



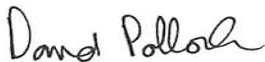
Ji Woo Lee, BSc., MCRP
Planning Assistant II

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



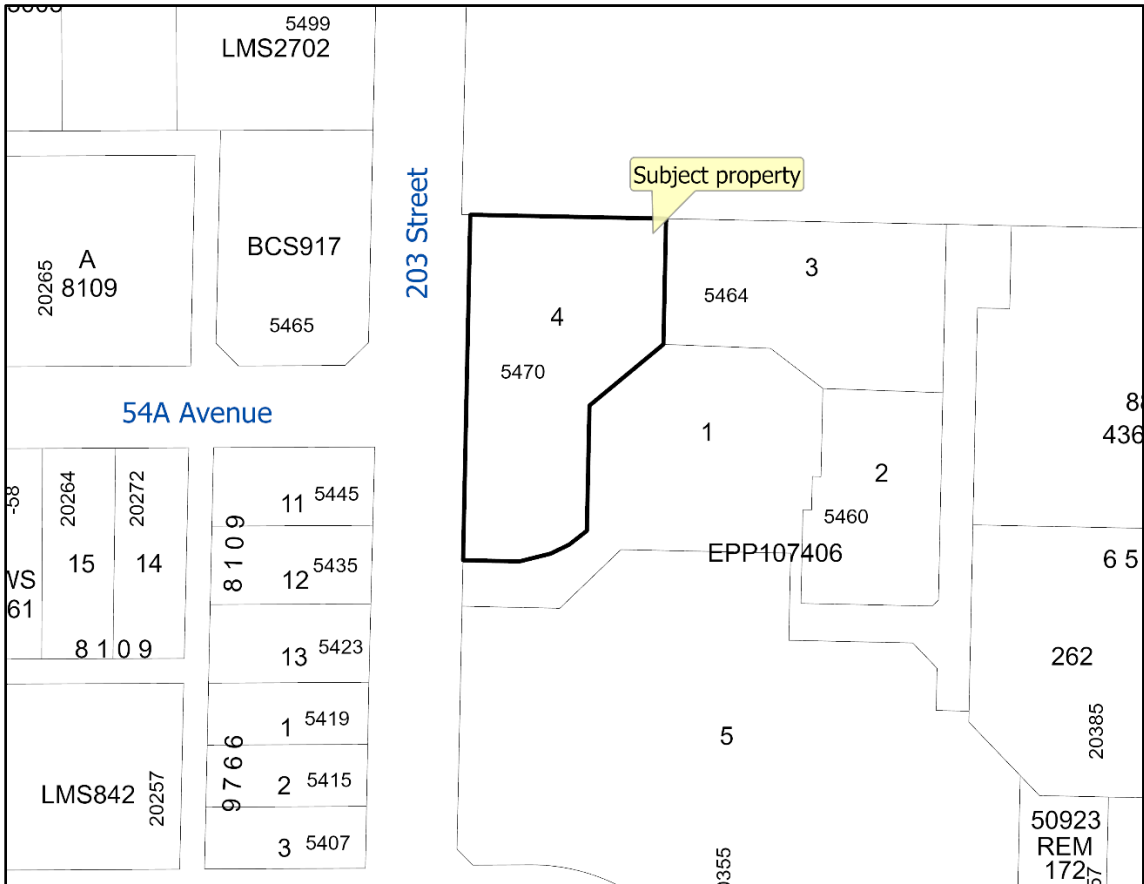
Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 03-25

Owner: Langley Lions Housing Society





LANGLEY LIONS - ALDER BUILDING REPLACEMENT
5470 203rd STREET LANGLEY BC
ISSUED FOR DP AMENDMENT REVISION 2
2025-09-04

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ARCHITECTURAL				LANDSCAPE			
A0.00	COVER SHEET	N/A					
A0.01	CONTENTS						
A0.02	PROJECT TEAM						
A0.03	PROJECT INFO AND STATISTICS	N/A					
A0.04	PERSPECTIVES	NTS					
A0.05	SHADOW STUDY	NTS					
A0.06	CONTEXT PLAN	1/32" = 1'-0"					
A0.07	SUSTAINABLE DEVELOPMENT	N/A					
A0.08	UNIT PLANS	1/8" = 1'-0"					
A0.09	UNIT PLANS	1/8" = 1'-0"					
A0.10	UNIT PLANS	1/8" = 1'-0"					
A0.11	UNIT PLANS	1/8" = 1'-0"					
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A0.17	UNIT PLANS	1/8" = 1'-0"					
A0.18	UNIT PLANS	1/8" = 1'-0"					
A0.19	UNIT PLANS	1/8" = 1'-0"					
A0.20	UNIT PLANS	1/8" = 1'-0"					

PROJECT TEAM

CLIENT	OWNER	DESIGNER	LANDSCAPE	GEOTECHNICAL
Langley Lions Housing Society 5468 203 St. Langley, BC V3A 0A4 T 604 520 7171 F 604 560 7164	G&K Consultants Ltd. 800-700 W. Parker St. Vancouver, BC V6C 1G8 T 604 680 4449 F 604 560 7164	LLHS Landscape Architecture 1180 W 2 Ave. Vancouver, BC V6J 1H4 T 604 683 1459	Chiefly Consultants Ltd. 1775 W 75th Ave. Vancouver, BC V6P 3T1 T 604 438 0822	
ARCHITECT	ENGINEER	CONTRACTOR	CONTRACTOR	CONTRACTOR
G&K Architects 2850-1775 Burnside St. Vancouver, BC V6J 3G7 T 604 683 1775	Universal Geotechnical Ltd. 301-8307 Eastlake Dr. Burnaby, BC V5A 4W2 T 604 755 3344 F 604 752 4709	CHL 202-4940 Canada Way Burnaby, BC V5C 4G5 T 604 420 1721		

dys architecture
260 - 1770 Burnside Street Vancouver BC V6J 3G7
tel 604 689 7710 www.dysarchitecture.com

CLIENT



NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR DP
02 | 2020-07-15 | ISSUED FOR DP AMENDMENT
03 | 2025-08-27 | ISSUED FOR DP AMENDMENT R1
04 | 2025-09-04 | ISSUED FOR DP AMENDMENT R2

NO. | DATE | REVISION

PROJECT

LANGLEY LIONS
ALDER REPLACEMENT
5470 203RD ST. LANGLEY BC V3A 0A4

COVER SHEET

This drawing is an instrument of service in the
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PROJECT 217398

DRAWN BY AL CHECKED BY TK

SCALE 9/2/2025

DATE 9/2/2025

A0.00

CLIENT



NO. | DATE | ISSUE
01 2020-11-27 ISSUED FOR OP
02 2020-07-16 ISSUED FOR OP AMENDMENT
03 2020-08-27 ISSUED FOR OP AMEND. R1
04 2020-09-09 ISSUED FOR OP AMEND. R2

NO. | DATE | REVISION

PROJECT INFORMATION

PROJECT NAME:		Langley Lions Master Plan	
PROJECT ADDRESS:		5470 203 Street, Langley, B.C.	
A. DESCRIPTION OF PROJECT:			
8 storey non-market housing geared to seniors with 188 units: 81 (1 bed accessible), 165 (1 bed adaptable), 15 (2 bed adaptable)			
B. BUILDING CODE:			
BC Building Code 2004			
C. LEGAL DESCRIPTION:			
Lot 175, Except Part on plan 50923 and lots 262 and 263 plan 00845 All of district lot 36 group 2 NW/4, PID: 004-219-775			
D. ZONING:			
CURRENT		PROPOSED	
		C070	
E. SETBACKS:			
REQUIRED (m)		PROVIDED (m)	
FRONT YARD (WEST)	4.5	4.5	
SIDE YARD (NORTH)	6.0	6.5	
SIDE YARD (SOUTH)	6.0	N/A	
REAR YARD (EAST)	6.0	N/A	
F. SITE AREA:			
SF		SM	
GROSS SITE AREA:		34,520 SF	3,232 m ²
INDICATIONS:			
NET SITE AREA:		34,520 SF	3,232 m ²
G. DENSITY (FLOOR AREA RATIO CALCULATION or FLOOR SPACE RATIO CALCULATION)			
DESCRIPTION		DENSITY: RM2	ALLOWABLE AREA: RM2
		SF	M
ALLOWABLE FAR		2.000	69,139 SF
EXISTENTIAL FAR			6,423 m ²
TOTAL DENSITY AREA:			4.2
(DENSITY EXCLUDED FROM FAR)			145,782 SF
TOTAL DENSITY AREA (INCLUDES USED AMENITY)			13,544 m ²
H. SITE COVERAGE & CALCULATIONS:			
SF		M	
NET SITE AREA		34,520 SF	3,232 m ²
BUILDING (FOOTPRINT) AREA		26,348 SF	2,440 m ²
SITE COVERAGE (NON ALLOWABLE)		76.3%	76.3%
I. BUILDING HEIGHT:			
PERMITTED		PROPOSED	
PROPOSED 3 LEVELS:			
PROPOSED HEIGHT:		31.2M (102.3 FT)	
AVERAGE GRADE CALCULATIONS			
See drawings/Sheets: A3.05 and A3.02			

PROJECT STATISTICS

AREA CALCULATIONS									
LEVEL	GFA (m ²)	GFA (m ²)	CALCULATION OF NET DENSITY				BALCONIES	EFFICIENCY	# OF UNITS
			CIRCULATION (m ²)	AMENITY (m ²)	SERVICES (m ²)	NET AREA			
Level 1	18309.0	17910.0	3622.0	1787.0	290.1	13498.0	2923.8	68%	20
Level 2	18375.0	18094.0	2792.0	1362.0	744.4	13595.0	2326.7	68%	24
Level 3	18255.0	18094.0	2792.0	1362.0	744.4	13595.0	2326.7	82%	24
Level 4	18255.0	18094.0	2792.0	1362.0	744.4	13595.0	2326.7	82%	24
Level 5	18255.0	18094.0	2792.0	1362.0	744.4	13595.0	2326.7	82%	24
Level 6	18255.0	18094.0	2792.0	1362.0	744.4	13595.0	2326.7	82%	24
Level 7	18148.0	18094.0	2792.0	1362.0	744.4	14019.0	2313.0	82%	24
Level 8	18148.0	18094.0	2792.0	1362.0	744.4	14019.0	2313.0	82%	24
TOTAL	144780.0	139410.0	23460.0	10600.0	5450.0	115210.0	17798.0	80%	188
UNIT DISTRIBUTION									
LEVELS	1 BED ACC	1 BEDROOM	2 BEDROOMS	TOTALS					
Level 1	1	18	1						20
Level 2	1	21	2						24
Level 3	1	21	2						24
Level 4	1	21	2						24
Level 5	1	21	2						24
Level 6	1	21	2						24
Level 7	1	21	2						24
Level 8	1	21	2						24
TOTAL	8	154	15						188
ACCESSIBILITY SUMMARY									
REQUIRED	PROVIDED	Name/Type	Location	VBRL	CMBC	BC Housing	TOTALS		
Accessible Units	8	Unit A1 - ACC	L1-8			x			8
Adaptable Units	125	Unit B1 - ADAP	L1-8	x	x				175
	16	Unit B1 - C - ADAP	L1-8	x	x				32
	12	Unit B1 - 1 - ADAP	L1-8	x	x				24
	2	Unit B1 - 2 - ADAP	L7	x	x				2
	2	Unit B1 - 2 - ADAP	L8	x	x				2
	8	Unit B1 - ADAP	L1-8	x	x				8
	8	Unit C1 - ADAP	L1-8	x	x				8
TOTAL	7	Unit C2 - ADAP	L1-8	x	x				188
PARKING SUMMARY									
REQUIRED	PROVIDED	REGULAR STALLS	ACC STALLS	SMALL CAR	ELECTRIC	VISITOR	TOTAL		
47	47	50	42	3	4	0			106
BICYCLE STORAGE SUMMARY									
REQUIRED	PROVIDED	HORIZONTAL (CLASS I)	VERTICAL (CLASS I)	LOCKERS (CLASS I/VISITOR (CLASS II)	TOTALS				
56	100	56	0	0					100
WASTE MANAGEMENT SUMMARY									
TOTAL VOLUME OF WASTE GENERATED	# OF CONTAINERS REQUIRED	STORAGE AREA REQUIRED		STORAGE AREA PROVIDED					
		(m ²)	(m ²)	(m ²)					
6,240 L		61.0	5.7						
30,000 L		238.8	21.3						
1,000 L		107.1	11.5						
TOTAL WASTE		412.6	38.5	676.9	62.5				

AVERAGE GRADE CALCULATION

Average Grade Calculations				
North Property Line:				
Point 1:	33' - 1.5' "	=	33.1 ft	= 10.1 m
Point 2:	33' - 30.9' "	=	33.9 ft	= 10.3 m
Average Grade:	33' - 5.9' "	=	33.5 ft	= 10.2 m
East Property Line:				
Point 1:	32' - 11.4' "	=	32.9 ft	= 10.0 m
Point 2:	33' - 33.7' "	=	33.7 ft	= 10.3 m
Point 3:	33' - 1.8' "	=	33.1 ft	= 10.1 m
Average Grade:	33' - 1.8' "	=	33.1 ft	= 10.1 m
South Property Line:				
Point 1:	34' - 1.2' "	=	34.1 ft	= 10.4 m
Point 2:	33' - 30.5' "	=	33.9 ft	= 10.3 m
Average Grade:	33' - 13.8' "	=	33.0 ft	= 10.1 m
West Property Line:				
Point 1:	33' - 35.3' "	=	35.9 ft	= 10.9 m
Point 2:	34' - 3.2' "	=	34.3 ft	= 10.4 m
Average Grade:	34' - 9.9' "	=	34.1 ft	= 10.4 m

BUILDING HEIGHT CALCULATION

Building Heights		
Total Average Grade	33' - 30.9' "	33.4 ft = 10.2 m
Geometric Building Height	135' - 9.8' "	135.8 ft = 41.4 m
Building Height	100' - 4.1' "	100.3 ft = 30.6 m

UNIT NUMBER AND AREA CALCULATION

UNIT TYPE	A (ACCESS)	B1 (ADAPT)	B1-C (ADAPT)	B1-1 (ADAPT)	B1-2 (ADAPT)	B1-2a (ADAPT)	B2 (ADAPT)	C1 (ADAPT)	C2 (ADAPT)
UNIT AREA (BCH)	674.0	591.6	589.0	591.6	545.0	545.0	660.1	754.5	743.7
UNIT AREA W/	690.0	610.4	600.5	600.4	559	559	674.2	773.6	764.2
IN-SUITE	25.0	25.0	25.0	25.0			26	25.5	
UNDERGROUND					25	25			25
STORAGE									
UNIT NUMBER									
TOTAL	8	120	16	12	2	2	8	8	7
L1	1	10	2	1					2
L2	1	10	2	1					2
L3	1	10	2	1					2
L4	1	10	2	1					2
L5	1	10	2	1					2
L6	1	10	2	1					2
L7	1	10	2	1					2
L8	1	10	2	1					2
UNIT AREA									
TOTAL	5524.0	7659.20	9634.4	7226.2	560	560	6286.4	5580.4	5172.6
L1	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L2	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L3	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L4	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L5	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L6	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L7	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2
L8	690.0	755.12	1201.8	1205.2	560	560	674.2	773.6	764.2

PROJECT

LANGLEY LIONS
ALDER REPLACEMENT
5470 203RD ST. LANGLEY BC V3A 0A4

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A0.01

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03 | 2020-08-27 | ISSUED FOR DP AMEND. R1
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1 VIEW-SOUTHWEST PERSPECTIVE



2 PEDESTRIAN VIEN - NORTHWEST PERSPECTIVE



3 PEDESTRIAN VIEN - SOUTHWEST PERSPECTIVE



4 PEDESTRIAN VIEN - SOUTHEAST PERSPECTIVE



PROJECT

**LANGLEY LIONS
ALDER REPLACEMENT**
5470 203RD ST. LANGLEY BC V3A 0A4

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SCALE
DATE 9/2/2020

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1 SKY VIEW - NORTHWEST PERSPECTIVE



2 SKY VIEW - SOUTHWEST PERSPECTIVE



3 SKY VIEW - SOUTHEAST PERSPECTIVE



4 PEDESTRIAN VIEW - OUTDOOR AMENITY



PROJECT
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NO. | DATE | REVISION



MARCH 9AM



MARCH 12PM



MARCH 3PM



SEPTEMBER 9AM



SEPTEMBER 12PM



SEPTEMBER 3PM



PROJECT

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PROJECT 217398
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A0.04

Modeling on Israeli universities
 P.O. Box 100, Haifa 31099, Israel
 1997-1

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01	2020-11-27	ISSUED FOR DP
02	2025-07-16	ISSUED FOR DP AMENDMENT
03	2025-08-27	ISSUED FOR DP AMEND. R1
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NO.	DATE	REVISION
1	2022-06-15	FIRE TRUCK ROAD UPDATED



SYMBOL LEGEND

	INTERPOLATED GRADE
	DESIGN SPOT ELEVATION
	EXISTING GRADE
	FIRE HYDRANT
	STREET LIGHT
	LAWN DRAIN
	CATCH BASIN
	STORM MANHOLE
	EXISTING ROAD
	EXISTING HIGHWAY
	PROPOSED ROAD
	START OF WAY

SEE CIVIL FOR EXACT LOCATION.



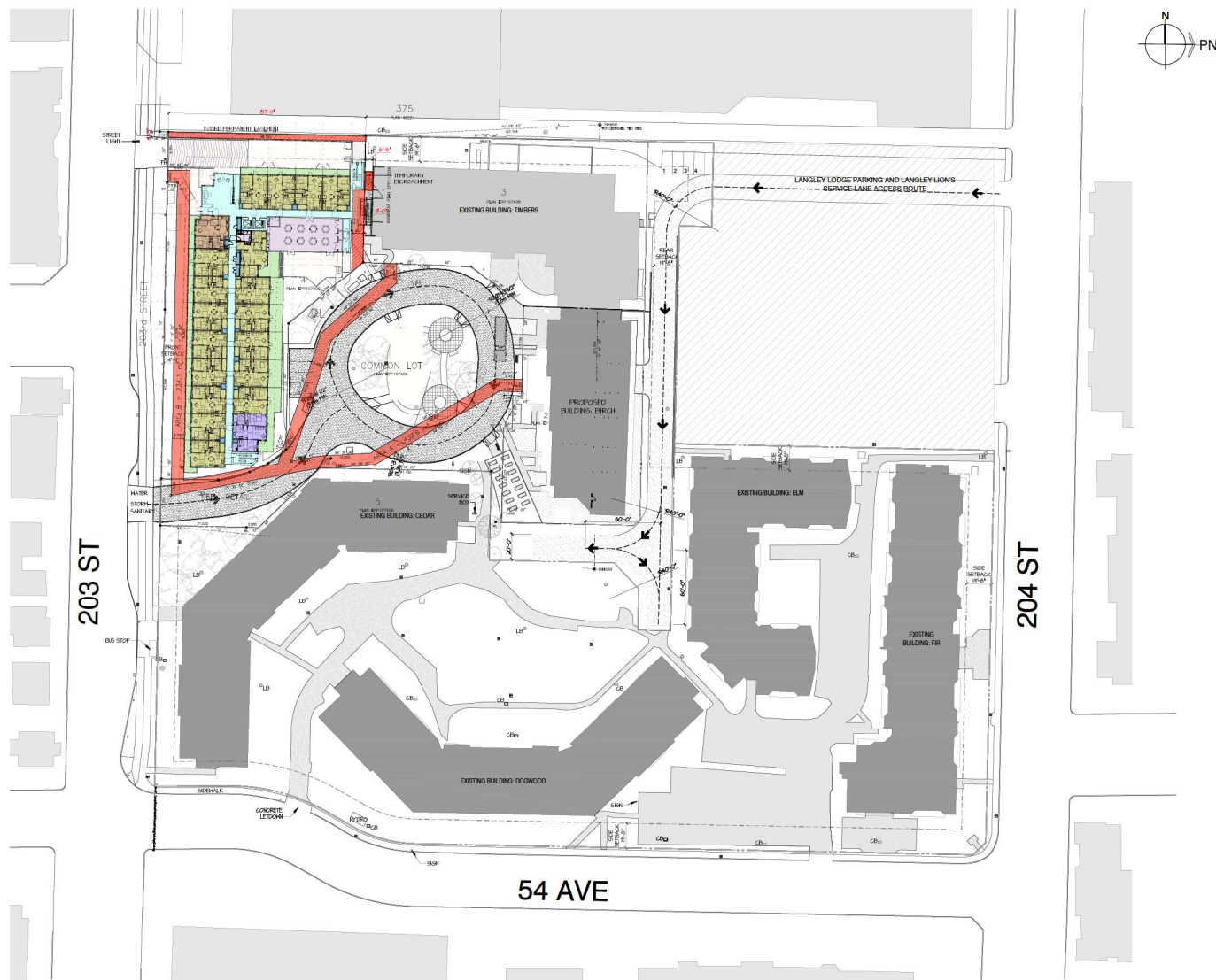
PROJECT 2025/09/04

ALDER REPLACEMENT CONTEXT PLAN

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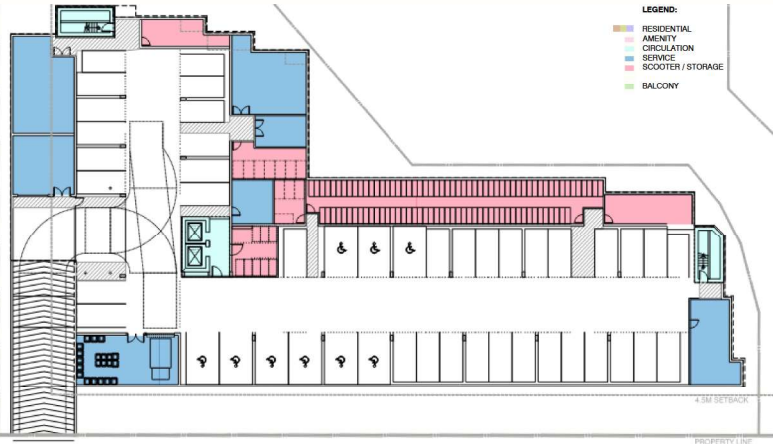


1 CONTEXT PLAN

CPTD DESIGN STRATEGIES

- ACCESS CONTROL:**
- THE BUILDING AND PARKADE HAVE GOOD ACCESS CONTROLS, THERE IS ONLY ONE PEDESTRIAN AND 1 VEHICLE ACCESS POINT. BOTH ARE CONTROLLED ELECTRONICALLY (INTERCOM AND FOB OR PROXIMITY CARD) AND CCTV.
 - THE MAIN ENTRANCE VISUALLY STANDS OUT AND REMOVES EXCUSES FOR LOITERING.
 - ALL THE GROUND FLOOR PATIOS WILL BE GATED FOR AN EXTRA LAYER OF ACCESS CONTROL.
 - EGRESS ONLY DOORS WILL HAVE DOOR HARDWARE REMOVED FROM THE PUBLIC SIDE.

- TERRITORIALITY:**
- LANDSCAPE DESIGN PROJECTS OWNERSHIP INTO THE PUBLIC REALM AND THE MAINTENANCE PROGRAM WILL KEEP UP THE BUILDING, LANDSCAPING, OUTDOOR AMENITY AND OUTDOOR FURNITURE.



SUSTAINABLE DEVELOPMENT SOCIAL ECONOMY CULTURE

- 1. BIODIVERSITY**
- N/A
- 2. ENVIRONMENTAL IMPACT**
- CONSTRUCTION TECHNIQUES DURING DEVELOPMENT INVOLVE MEANS TO PROTECT AIR QUALITY
 - CONSTRUCTION TECHNIQUES MINIMIZE SITE USE/URBANCE. SEE DOCUMENTATION AND EMISSION CONTROL REQUIREMENTS.
 - INCORPORATES GROUND-LEVEL LIGHT POLLUTION REDUCTION PRINCIPLES
 - INCORPORATES DARK SKIES LIGHT POLLUTION REDUCTION PRINCIPLES
- 3. SOLID WASTE AND RECYCLING**
- PROVIDES ENHANCES RECYCLING FACILITIES WITH DESIGN FEATURES TO ENHANCE THE ABILITY TO RECYCLE THE FULL RANGE OF RECYCLABLE MATERIALS
 - INCORPORATES A CONSTRUCTION RECYCLING PLAN. IF APPLICABLE, AN OPERATING RECYCLING PLAN HAS BEEN DEVELOPED
 - INCORPORATES THE USE OF RECYCLED BUILDING MATERIALS (E.G. FROM DEMOLISHED BUILDINGS)
- 4. STORM WATER MANAGEMENT**
- INCLUDES A MINIMUM OF 90 CM OF TOPSOIL. SEE STORM WATER BEST MANAGEMENT PRACTICES
 - INCORPORATES A STORM WATER MANAGEMENT PLAN INCLUDING A GROUNDWATER RECHARGING SYSTEM (SEE '4D' BELOW), IF APPLICABLE. SEE CCP POLICY 9.2.5. AND 9.2.8
 - WHEN COMPLETED, THE DEVELOPMENT PROTECTS GROUNDWATER FROM CONTAMINATION. SEE STORM WATER BEST MANAGEMENT PRACTICES.
 - PROTECTS RECEIVING WATER FROM NON-POINT SOURCE POLLUTION AND PROTECTS AGAINST WATER CHANGES IN BASE FLOWS.
- 5. ENERGY EFFICIENT CONSTRUCTION**
- ACHIEVES AN ENERGY PERFORMANCE OF 25% BETTER THAN THE CURRENT MODEL NATIONAL ENERGY CODE FOR MULTI-UNIT RESIDENTIAL BUILDINGS.
- 6. ENERGY SUPPLY AND CONNECTIVITY**
- PROVIDES ON-SITE RENEWABLE ENERGY GENERATION ... HEAT RECOVERY VENTILATION.
- 7. GREEN BUILDING FEATURES**
- PROJECT DESIGNED TO MEET A GREEN BUILDINGS STANDARD... (BC ENERGY STEP CODE (B))
 - REDUCES THE HEAT ISLAND EFFECT WITH ... UNDERGROUND PARKING, COMMUNITY GARDENS AND PLANTED SHRUBS.
 - USES CLIMATE SENSITIVE DESIGN FEATURES (E.G. PASSIVE SOLAR, MINIMIZE THE IMPACT OF WIND, AND RAIN, ETC.)
- 8. WATER CONSERVATION**
- USES DROUGHT TOLERANT PLANTS. USES XERISCAPING AS A GUIDE AND AVOIDS OVER-LANDSCAPING.
 - USES NON-WATER DEPENDENT MATERIALS IN THE LANDSCAPING DESIGN SUCH AS A MIX OF ROCKS AND OTHER MATERIALS. DOES NOT EXCLUDE THE USE OF INDIGENOUS, DROUGHT TOLERANT PLANTS.
 - INCORPORATES AN IRRIGATION SYSTEM WITH CENTRAL CONTROL AND RAIN SENSORS DESIGNED WITH WATER CONSERVATION IN MIND.
 - USES 1.5 LTR/L CM (1.1 L/4.54 IMP/L) CM (1.1 L/4.54 IMP/L) CM AND OTHER WATER CONSERVING DEVICES (E.G. BUSH OR GROUNDWATER AND/OR WATER STORAGE FOR IRRIGATION)
- 9. BROWNFIELD AND GREYFIELD DEVELOPMENT**
- N/A

- LIGHTING:**
- CPTD LIGHTING GUIDELINES WILL BE INCORPORATED IN THE DESIGN DEVELOPMENT STAGE.

- NATURAL SURVEILLANCE:**
- THE PATIOS, GLAZING AND BALCONIES CONTRIBUTE TO A STRONG SENSE OF NATURAL SURVEILLANCE.
 - PARKADE ELEVATOR LOBBY WILL HAVE GLAZING FOR BETTER SIGHT LINES.
 - VISION PANELS WILL BE INCLUDED IN PARKADE EGRESS DOORS TO STAIRWAYS.
 - LANDSCAPING WILL BE LOW AND MAINTAINED WHEN MATURE SO IT DOES NOT INTERFERE WITH SIGNAGE OR SIGHT LINES.
 - ANTI-GRAFFITI SEALANT WILL BE APPLIED TO ANY EXPOSED CONCRETE SURFACES.
 - SITE FENCING WILL BE PERMEABLE TO FACILITATE SIGHT LINES.
 - GLAZING HAS BEEN INTRODUCED ON THE SOUTH FAÇADE AT THE CORRIDOR TO FACILITATE SIGHT LINES.



- 10. COMPACT COMMUNITY DESIGN**
- THE DEVELOPMENT IS WITHIN 400 METERS OF PUBLIC TRANSIT OR THE DEVELOPMENT RESULTS IN THE ADDITION OF PUBLIC TRANSIT TO THE AREA.
 - ENCOURAGES PEDESTRIAN-ORIENTED STREETS.
- 11. PEDESTRIAN & CYCLING MOVEMENT**
- INCLUDES BICYCLING PARKING AND STORAGE LOCATIONS OF CYCLISTS. (PLEASE REFER TO ZONING BYLAW 210)
 - CREATES GREEN SPACES, OR STRONG CONNECTIONS TO ADJACENT NATURAL FEATURES, PARKS, AND OPEN SPACES.
 - IMPROVES PEDESTRIAN AMENITIES SUCH AS BENCHES, INFORMATION KIOSKS, TRAIL MAPS, ETC.
 - PROVIDES LINKS TO AMENITIES SUCH AS SCHOOL(S), TRAILS, GROCERY STORE, PUBLIC TRANSIT, ETC.
- 12. RESPONSIBLE TRANSPORTATION**
- INCLUDES INFRASTRUCTURE AND DEDICATED PARKING SPACES FOR ELECTRIC PLUG-IN VEHICLES
 - INCLUDES DEDICATED SPACES FOR MOTORCYCLE AND MOPEDS
 - CREATES TRANSIT ORIENTATED FACILITIES THAT ADDRESS USER SATISFACTION AND PROVIDES SAFE PICKUP AND DROP-OFF AREAS.
- 13. SMART LOCATION**
- PROVIDES A VARIETY OF HOUSING IN CLOSE PROXIMITY TO A PUBLIC AMENITY, TRANSIT, OR COMMERCIAL AREA.
- 14. DIVERSITY OF USE**
- PROVIDES A DIVERSITY OF HOUSING TYPES
 - PROVIDES A DIVERSITY OF UNIT SIZES
 - INCLUDES SENIORS HOUSING
 - INCLUDES NON-MARKET RENTAL HOUSING
- 15. SAFE COMMUNITY**
- INCORPORATES CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTD) PRINCIPLES
 - INCORPORATES PHYSICAL TRAFFIC CALMING IN THE ROAD DESIGN SUCH AS TRAFFIC CIRCLES AND NARROWED INTERSECTIONS
- 16. SOCIAL COMMUNITY**
- CREATES OR ENHANCES COMMUNITY SOCIAL GATHERING PLACES (PUBLIC PLAZA, HALLS, MEETING SPACES, ETC.)
 - PROVIDES LAND FOR AMENITIES OR PROVIDES AMENITIES SUCH AS COMMUNITY ACTIVITY OPPORTUNITIES, DAYCARES, RECREATIONAL FACILITIES, ETC.
 - PROVIDES AN AREA FOR COMMUNITY GARDENS OR URBAN AGRICULTURE.
- 17. ECONOMIC SUSTAINABILITY**
- CREATES PERMANENT EMPLOYMENT OPPORTUNITIES AND/OR DENSITIES THAT WOULD ASSIST IN SUPPORTING LOCAL BUSINESSES.
 - RESULTS IN A NET INCREASE IN THE PROPERTY TAX BASE (1.4M COMMISSIONS)
- 18. CULTURE**
- EMPLOYES HIGH QUALITY DESIGN ELEMENTS AND PUBLIC ART TO ADD VIBRANCY AND PROMOTES COMMUNITY VALUES AND IDENTITY.

CLIENT



NO.	DATE	ISSUE
01	1200-11-27	ISSUED FOR OP
02	1205-07-18	ISSUED FOR OP AMENDMENT
03	1205-08-27	ISSUED FOR OP AMEND. R1
04	1205-09-04	ISSUED FOR OP AMEND. R2

NO.	DATE	REVISION
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PROJECT

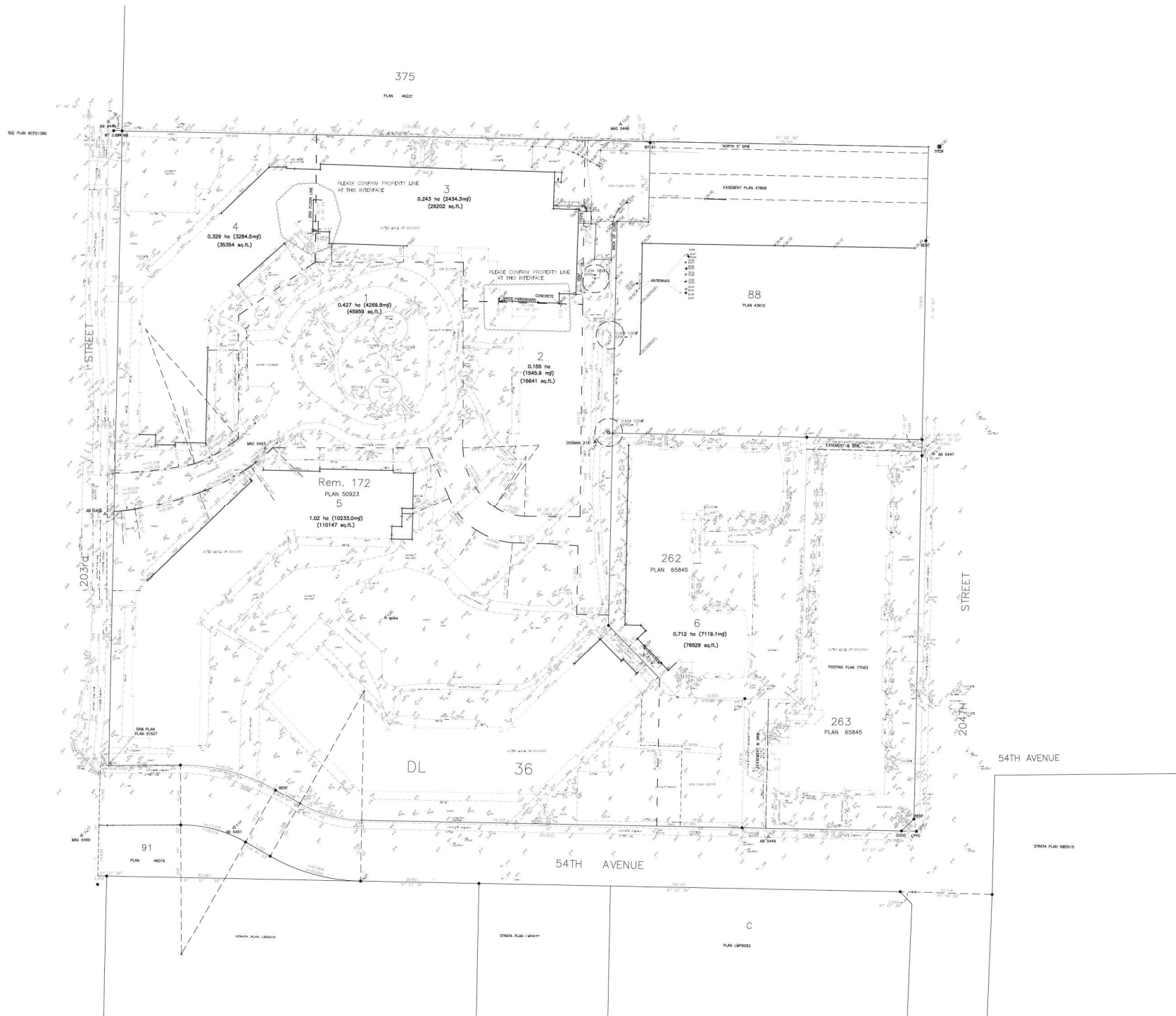
LANGLEY LIONS
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A0.06

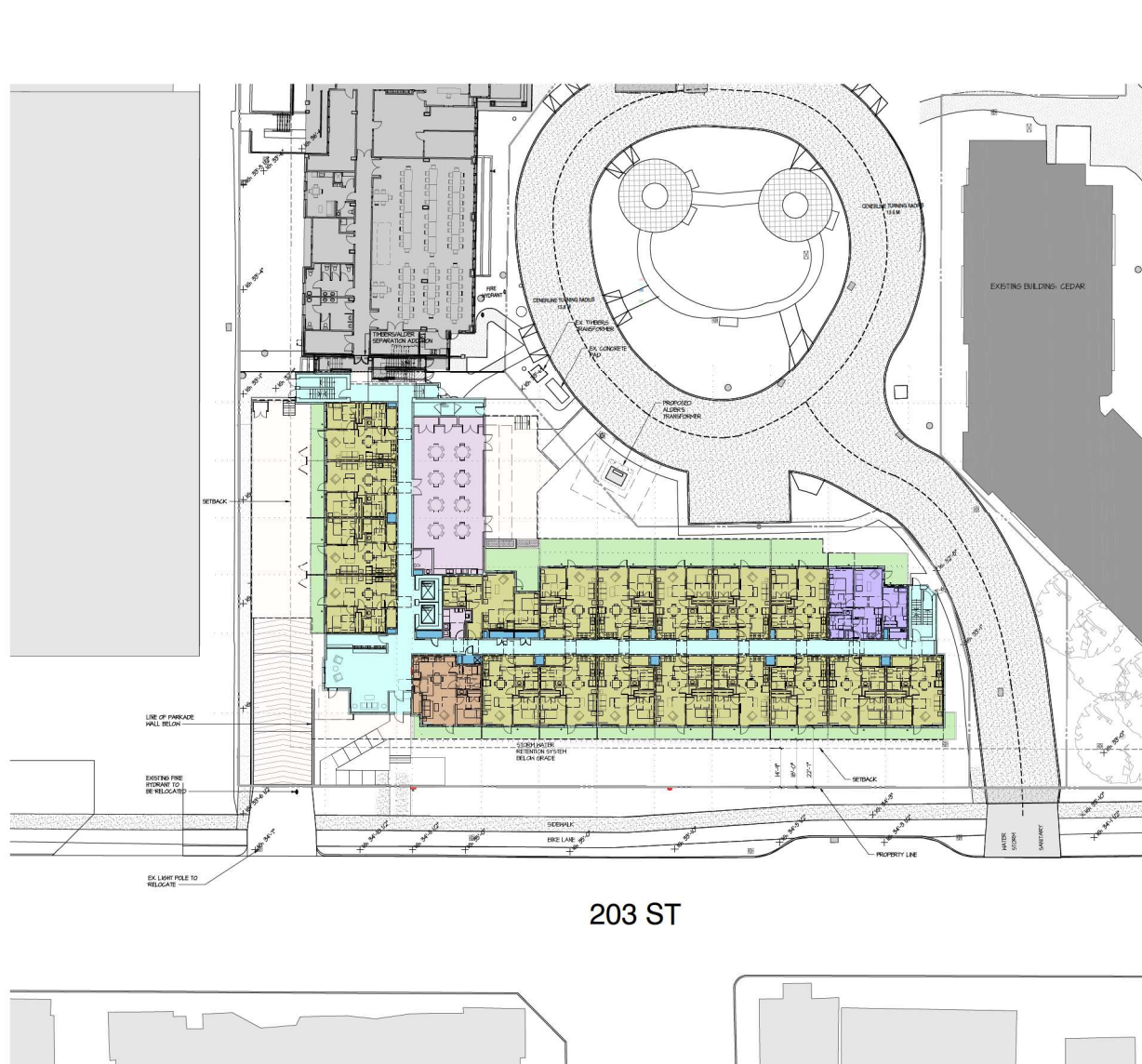


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SURVEY PLAN

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01	2020-11-27	ISSUED FOR DP
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04	2025-09-04	ISSUED FOR DP AMEND. R2

NO.	DATE	REVISION
1	2022-06-15	FIRE TRUCK ROAD UPDATED



SYMBOL LEGEND



SEE CIVIL FOR EXACT LOCATION



**LANGLEY LIONS
ALDER**
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ALDER REPLACEMENT SITE PLAN

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DATE 9/3/2025

A1.01

1 SITE PLAN
1/16" = 1'-0"

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01 | 2020-11-27 | ISSUED FOR OP
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NO. | DATE | REVISION
1 | 2022-06-15 | FIRE TRUCK ROAD UPDATED



SYMBOL LEGEND	
	INTERPOLATED GRADE
	DESIGN SPOT ELEVATION
	EXISTING GRADE
	FIRE HYDRANT
	STREET LIGHT
	L&S
	C&S
	S&S
	NEW ROAD
	EXISTING PAVED AREA
	PROPOSED SIDEWALK
	STORM WATER RETENTION
	FIRE HYDRANT TRANSFORMER

SEE CIVIL FOR EXACT LOCATIONS

PROJECT

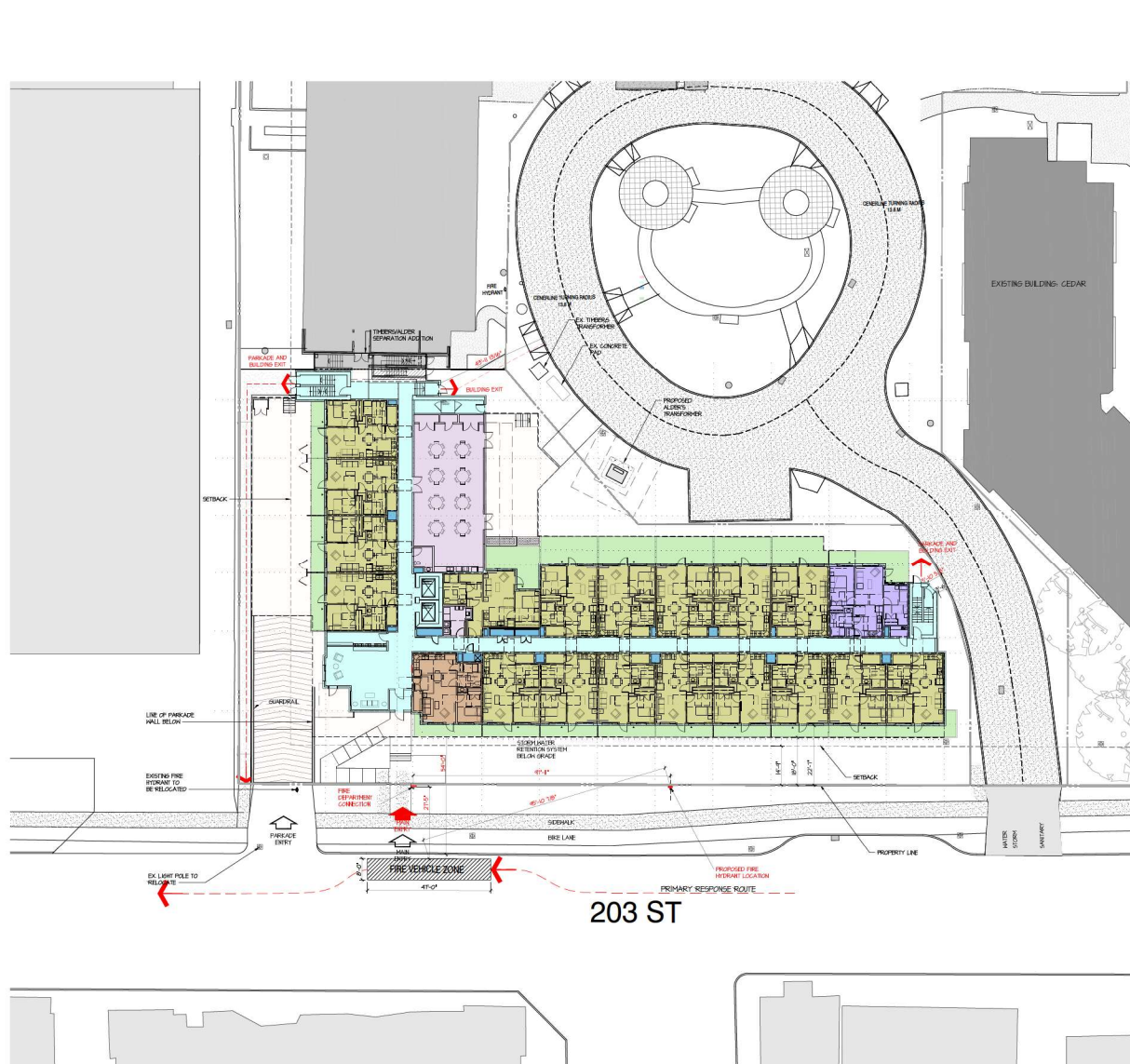
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ALDER**
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**ALDER REPLACEMENT
FIRE ACCESS PLAN**

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PROJECT A217308
DRAWN CHECKED
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DATE 9/9/2025

A1.02



1 FIRE ACCESS PLAN
1/10" = 1'-0"

CLIENT



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02 2024-07-18 ISSUED FOR UP AMENDMENT
03 2025-08-27 ISSUED FOR UP AMEND. R1
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PROJECT

**LANGLEY LIONS
MASTER PLAN**
5470 203RD ST. LANGLEY BC V3A 0A4

**ALDER REPLACEMENT
FLOOR PLAN
PARKING LEVEL 01**

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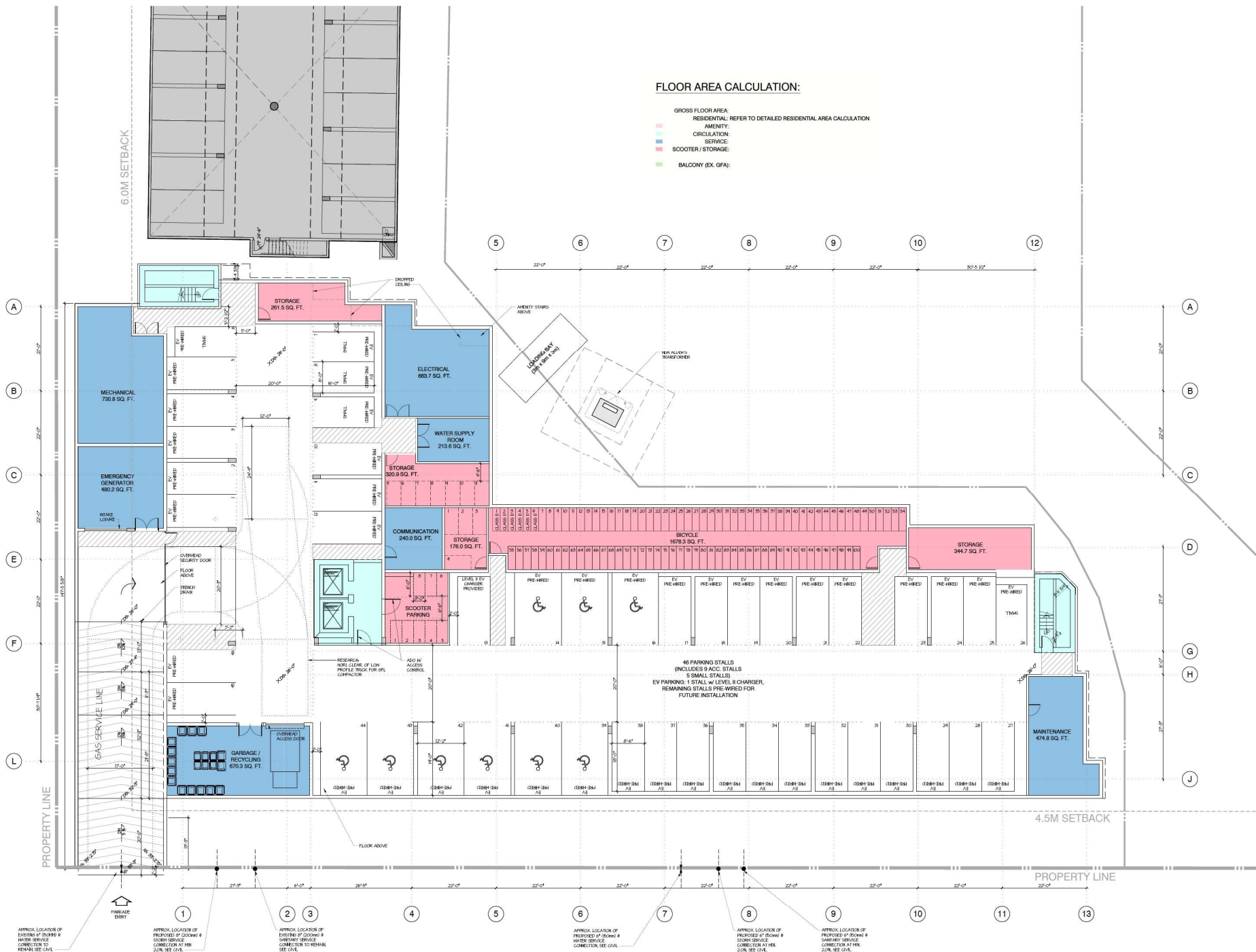
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SCALE 1/8" = 1'-0"
DATE 8/22/2025

A2.01

FLOOR AREA CALCULATION:

- GROSS FLOOR AREA:
RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
AMENITY:
CIRCULATION:
SERVICE:
SCOOTER / STORAGE:
BALCONY (EX. OFA):



CLIENT

NO. | DATE | ISSUE
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NO. | DATE | REVISION



PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0A4

**ALDER REPLACEMENT
FLOOR PLAN
LEVEL 01**

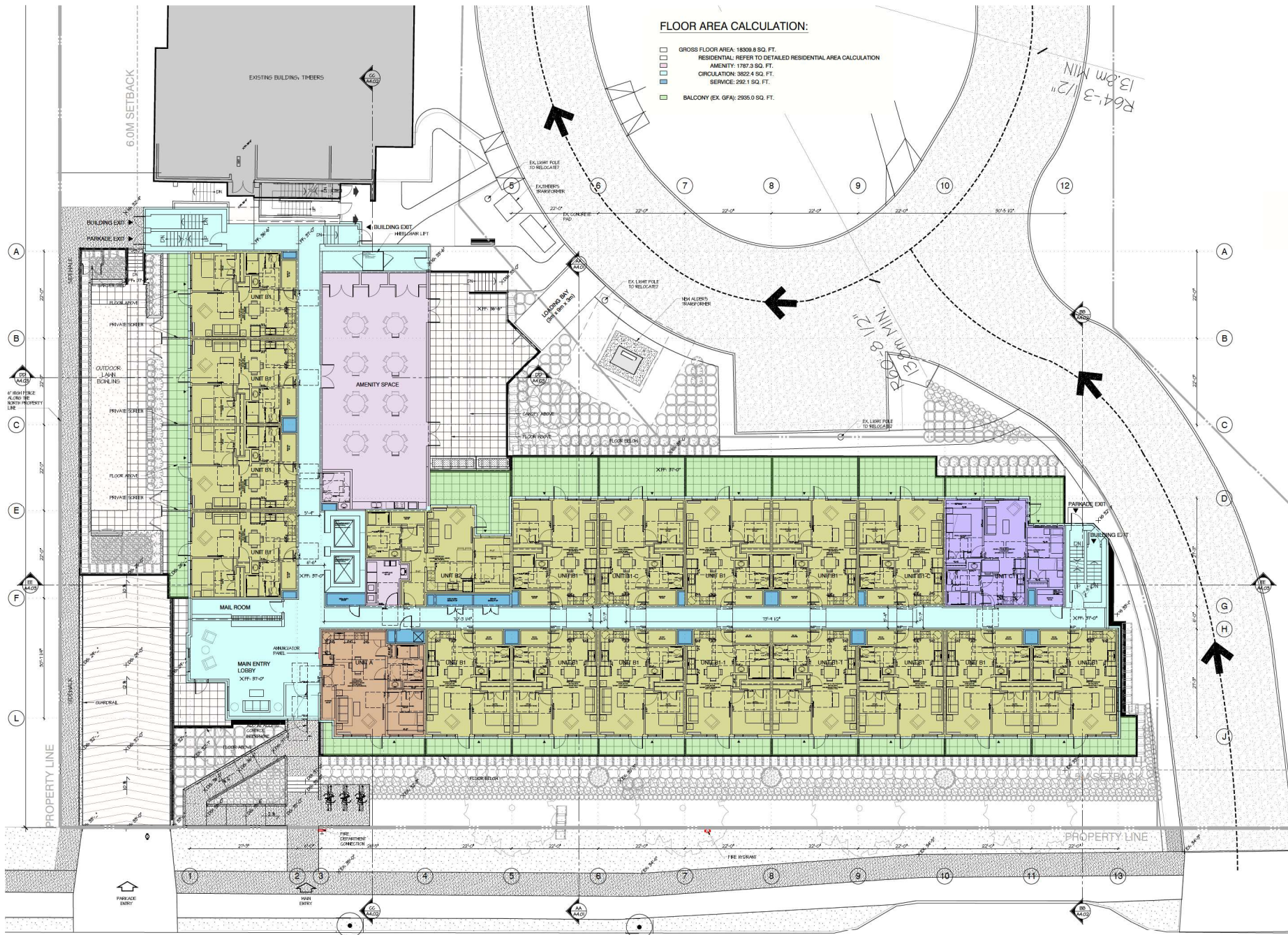
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PROJECT A217398
DRAWN AL CHECKED TCK
SCALE 1/8" = 1'-0"
DATE 8/22/2020

A2.02

FLOOR AREA CALCULATION:

- GROSS FLOOR AREA: 18309.8 SQ. FT.
- RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
- AMENITY: 1787.3 SQ. FT.
- CIRCULATION: 3822.4 SQ. FT.
- SERVICE: 292.1 SQ. FT.
- BALCONY (EX. GFA): 2935.0 SQ. FT.



CLIENT



NO. | DATE | ISSUE
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03 2020-08-27 ISSUED FOR DP AMEND. R1
04 2020-09-04 ISSUED FOR DP AMEND. R2

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PROJECT

LANGLEY LIONS
ALDER
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ALDER REPLACEMENT
FLOOR PLAN
LEVEL 02-06

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Written consent and use permission are hereby
granted to the client, for the purpose of
obtaining a building permit, to use this drawing
for the purpose of obtaining a building permit
only. The architect shall not be responsible for
any errors or omissions in this drawing or for
any use of this drawing by a third party.

PROJECT A217398
DRAWN AL CHECKED TDK
SCALE 1/8" = 1'-0"
DATE 8/22/2020

A2.03

FLOOR AREA CALCULATION:

□ GROSS FLOOR AREA: 18295.9 SQ. FT.
□ RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
□ AMENITY: 116.7 SQ. FT.
□ CIRCULATION: 2797.7 SQ. FT.
□ SERVICE: 314.4 SQ. FT.
□ BALCONY (EX. GFA): 2126.7 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT.)	B2 (ADAPT.)	B3 (ADAPT.)	B4 (ADAPT.)	B5 (ADAPT.)	C1 (ADAPT.)	C2 (ADAPT.)
UNIT AREA (EXH)	671.4	591.6	589.9	591.6	545.6	545.6	754.5	763.2
UNIT AREA (W/ CLADDING)	680.4	600.4	600.9	603.6	550	550	773.3	764.2
IN-SUITE STORAGE	25.6	25.5	25.3	28.1			25	25
UNDERGROUND STORAGE					25	25		25
UNIT NUMBER	87.8%						8.0%	
	B	B1	B2	B3	B4	B5	C	C2
TOTAL	18	18	15	12	2	2	8	7
L1	1	1	1	1	1	1	1	1
L2	1	1	1	1	1	1	1	1
L3	1	1	1	1	1	1	1	1
L4	1	1	1	1	1	1	1	1
L5	1	1	1	1	1	1	1	1
L6	1	1	1	1	1	1	1	1
L7	1	1	1	1	1	1	1	1
L8	1	1	1	1	1	1	1	1
UNIT AREA	85.5%						9.8%	
	B	B1	B2	B3	B4	B5	C	C2
TOTAL	5324.8	7629.2	5634.4	3203.2	561	1138	5383.4	5383.4
L1	690.6	7505.12	1201.8	1205.2	674.2	674.2	773.3	764.2
L2	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2
L3	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2
L4	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2
L5	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2
L6	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2
L7	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2
L8	690.6	6766.304	1201.8	1205.2	674.2	674.2	773.3	764.2



CLIENT



NO. | DATE | ISSUE
01 2020-11-27 ISSUED FOR DP
02 2020-07-16 ISSUED FOR DP AMENDMENT
03 2020-08-27 ISSUED FOR DP AMEND. R1
04 2020-09-04 ISSUED FOR DP AMEND. R2

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PROJECT

LANGLEY LIONS
ALDER
5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
FLOOR PLAN
LEVEL 07

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Written dimensions and notes prevail over all other dimensions and notes. If there is a conflict between dimensions and notes, the dimensions shall prevail. The architect shall not be responsible for any construction or other work not shown in this drawing. The architect shall not be responsible for any construction or other work not shown in this drawing.

PROJECT A217398
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SCALE 1/8" = 1'-0"
DATE 8/22/2020

A2.04

FLOOR AREA CALCULATION:

GROSS FLOOR AREA: 18148.0 SQ. FT.
RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
AMENITY: 144.1 SQ. FT.
CIRCULATION: 2797.7 SQ. FT.
SERVICE: 287.1 SQ. FT.
BALCONY (EX. GFA): 2213.9 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT.)	B1-C (ADAPT.)	B1-1 (ADAPT.)	B1-2 (ADAPT.)	B1-3 (ADAPT.)	B2 (ADAPT.)	C2 (ADAPT.)
UNIT AREA (BCH)	671.4	591.6	589.9	591.6	545.6	545.6	680.1	765.7
UNIT AREA (W/CLADROBE)	600.4	633.4	630.0	633.4	660	660	678.2	764.0
IN SUITE STORAGE	25.6	25.3	25.3	26.1			26	25.5
UNDERGROUND STORAGE					25	25		25

UNIT NUMBER	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT.)	B1-C (ADAPT.)	B1-1 (ADAPT.)	B1-2 (ADAPT.)	B1-3 (ADAPT.)	B2 (ADAPT.)	C2 (ADAPT.)
TOTAL	18	1325	34	127	2	2	8	7
L1	1	13	2	2			1	1
L2	1	16	2	2			1	1
L3	1	16	2	2			1	1
L4	1	16	2	2			1	1
L5	1	16	2	2			1	1
L6	1	16	2	2			1	1
L7	1	16	2	2			1	1
L8	1	16	2	2			1	1

UNIT AREA	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT.)	B1-C (ADAPT.)	B1-1 (ADAPT.)	B1-2 (ADAPT.)	B1-3 (ADAPT.)	B2 (ADAPT.)	C2 (ADAPT.)
TOTAL	5324.8	76299.25	9604.6	7731.2	561	1118	5393.6	11728.1
L1	690.6	6766.304	1261.8	1261.8			674.2	773.3
L2	690.6	6766.304	1261.8	1261.8			674.2	773.3
L3	690.6	6766.304	1261.8	1261.8			674.2	773.3
L4	690.6	6766.304	1261.8	1261.8			674.2	773.3
L5	690.6	6766.304	1261.8	1261.8			674.2	773.3
L6	690.6	6766.304	1261.8	1261.8			674.2	773.3
L7	690.6	6766.304	1261.8	1261.8			674.2	773.3
L8	690.6	6766.304	1261.8	1261.8			674.2	773.3





NO.	DATE	ISSUE
01	2020-11-27	ISSUED FOR DP
02	2025-07-16	ISSUED FOR DP AMENDMENT
03	2026-08-27	ISSUED FOR DP AMEND. R1
04	2026-09-04	ISSUED FOR DP AMEND. R2

NO.	DATE	REVISION
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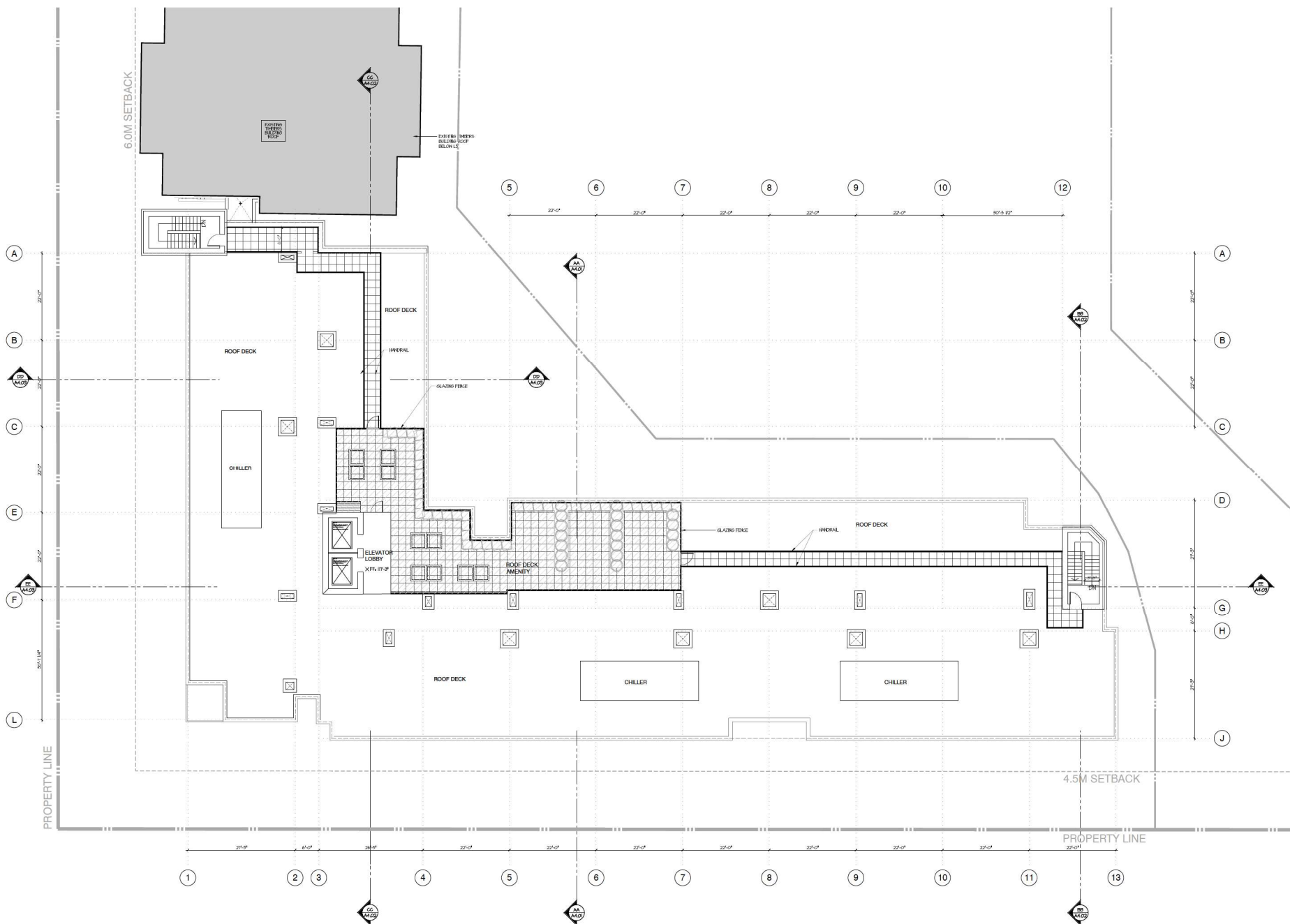


**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT ROOF PLAN

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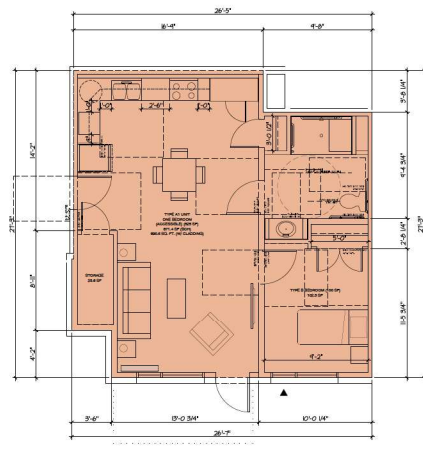
PROJECT A217398
DRAWN AL CHECKED DKJ
SCALE 1/8" = 1'-0"
DATE 9/2/2025



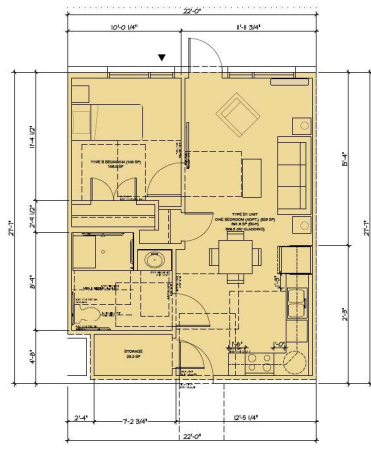
CLIENT

NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR OP
02 | 2020-07-15 | ISSUED FOR OP AMENDMENT
03 | 2020-08-27 | ISSUED FOR OP AMENDMENT
04 | 2020-09-04 | ISSUED FOR OP AMENDMENT

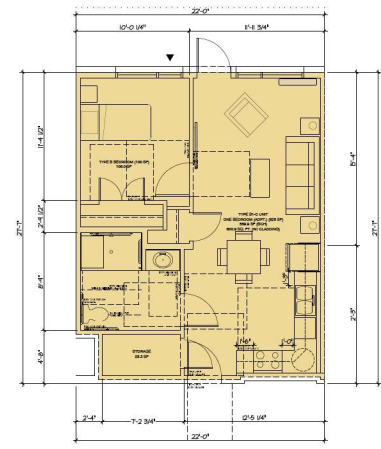
NO. | DATE | REVISION



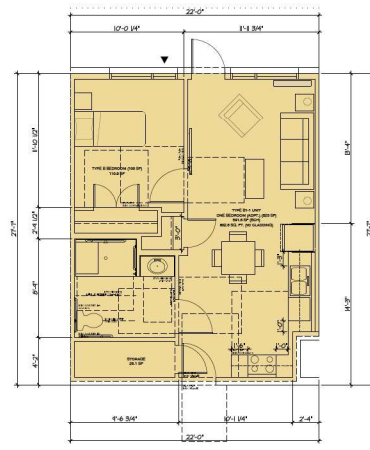
1 UNIT A - ACCESSIBLE
1/4" = 1'-0"
UNIT AREA 886.5 SQ. FT.



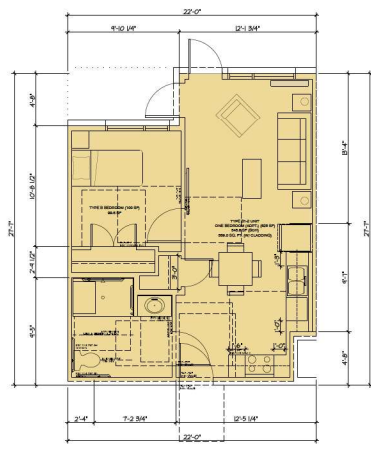
2 UNIT B1 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 889.9 SQ. FT.



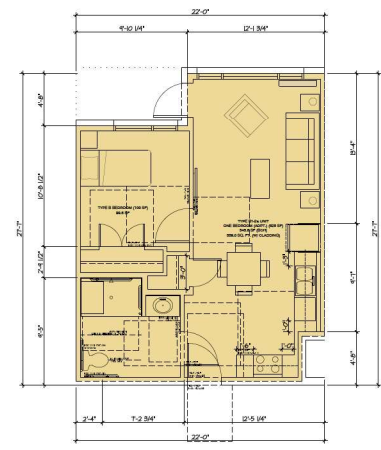
3 UNIT B1-C - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 889.9 SQ. FT.



4 UNIT B1-1 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 882.9 SQ. FT.



5 UNIT B1-2 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 889.9 SQ. FT.



6 UNIT B1-2a - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 889.9 SQ. FT.

PROJECT
LANGLEY LIONS
ALDER
5470 208RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
UNIT PLANS

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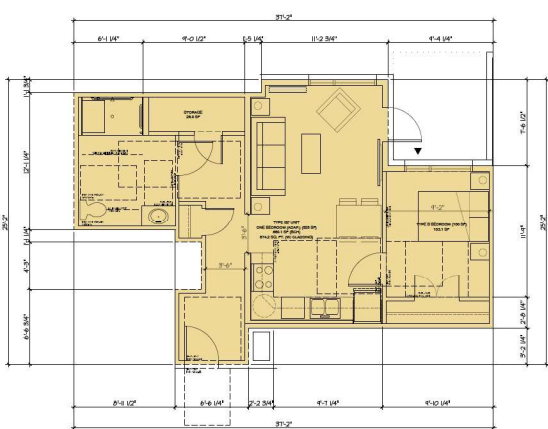
PROJECT A217398
DRAWN AL CHECKED TKL
SCALE 1/4" = 1'-0"
DATE 8/22/2020

A2.07

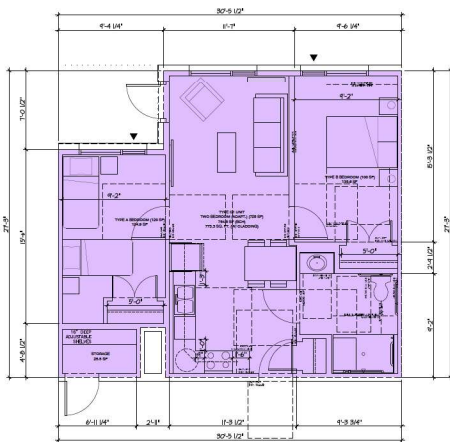
CLIENT

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01 | 2020-11-27 | ISSUED FOR OP
02 | 2020-07-16 | ISSUED FOR OP AMENDMENT
03 | 2020-08-27 | ISSUED FOR OP AMEND. R1
04 | 2020-09-04 | ISSUED FOR OP AMEND. R2

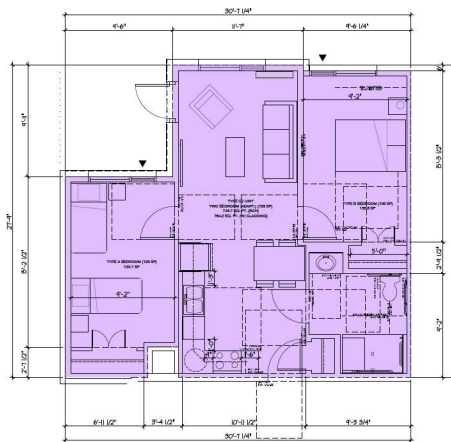
NO. | DATE | REVISION



UNIT B2
A2.08 1/4" = 1'-0"
UNIT AREA 674.2 SQ. FT.



UNIT C1
A2.09 1/4" = 1'-0"
UNIT AREA 753.3 SQ. FT.



UNIT C2
A2.09 1/4" = 1'-0"
UNIT AREA 764.2 SQ. FT.

PROJECT

LANGLEY LIONS
ALDER
5470 208RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
UNIT PLANS

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dimensions. If a conflict arises between the
written and graphic dimensions, the written
dimensions shall prevail. The architect shall be
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provided in this drawing. The architect shall be
responsible for the accuracy of the information
provided in this drawing. The architect shall be
responsible for the accuracy of the information
provided in this drawing.

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SCALE 1/4" = 1'-0"
DATE 8/22/2020

A2.08

CLIENTReading or useful reference
 [1] J. J. Hunter, 'The novel: English Language and Literature', 1999.

NO.	DATE	ISSUE
01	2020-11-27	ISSUED FOR DP
02	2025-07-16	ISSUED FOR DP AMENDMENT
03	2025-08-27	ISSUED FOR DP AMEND. R1
04	2025-09-04	ISSUED FOR DP AMEND. R2

NO.	DATE	REVISION
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MATERIAL LEGEND

- | | |
|----|---|
| 1 | GRANITE-COATED PINK CERAMIC
GLAZING - LAMINATE PROTECTIVE FILM |
| 2 | GRANITE-COATED PINK CERAMIC
GLAZING - ASPHETE PROTECTIVE GRAY |
| 3 | GRANITE-COATED PINK CERAMIC
GLAZING - LAMINATE PROTECTIVE FILM |
| 4 | GRANITE-COATED PINK CERAMIC
GLAZING - REVEAL SILVER GRAY |
| 5 | GRANITE-COATED PINK CERAMIC
GLAZING - REVEAL SHIMMER |
| 6 | GRANITE-COATED PINK CERAMIC
GLAZING - ENHANCED LIGHT BLUE |
| 7 | METALLIC METAL PANEL (GEMALUX) |
| 8 | METAL SCREEN |
| 9 | WIRE, PRIMED DOUBLE GLAZED HINGED
AND LOCKED - METAL PROTECTIVE DOOR |
| 10 | PAINTED CONCRETE |
| 11 | DIFFUSED GLASS AND METAL PRIVACY
SCREENS |
| 12 | ALUMINUM SOLAR SHADING DEVICE |
| 13 | STEEL AND GLASS CANOPY |
| 14 | INTERPOLYMER ALUMINUM GENERAL
REINFORCED GLAZING |



PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0M4

ALDER REPLACEMENT ELEVATIONS

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PROJECT A217398

DRAWN

00000000

SCALE 1/8" = 1'-0"
DATE 9/2/2025

A3.01



1 NORTH ELEVATION
1" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

Modeling on Growth Invariance
 Dan A. Farber, Richard D. Ogden, Lutz Preussner, and
 12-079-2

NO.	DATE	ISSUE
01	2020-11-27	ISSUED FOR DP
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03	2025-08-27	ISSUED FOR DP AMEND. R1
04	2025-09-04	ISSUED FOR DP AMEND. R2

NO.	DATE	REVISION
-----	------	----------



MATERIAL LEGEND

- 1 CERAMIC-COATED PEEK CENTER SECTOR - GLASS SURFACE GLAZING
- 2 CERAMIC-COATED PEEK CENTER SECTOR - ASPHENE SMOOTH GLOSS GRAY
- 3 CERAMIC-COATED PEEK CENTER SECTOR - LAST CIGARETTE ASH
- 4 CERAMIC-COATED PEEK CENTER SECTOR - METAL SLUR GRAY
- 5 CERAMIC-COATED PEEK CENTER SECTOR - METAL SATINFIN
- 6 CERAMIC-COATED PEEK CENTER SECTOR - SHIMWOOD LIGHT GRAY
- 7 KEN RENDALL METAL PANEL (SILVER/GOLD)
- 8 METAL SCREEN
- 9 VINYL PRINTED DOUBLE GLAZED WINDOW AIR - FINISHING - WHITE (ACCENT DOORS)
- 10 FINISHED CONCRETE
- 11 PATTERNED GLASS AND METAL PRIVACY SCREENING
- 12 ALUMINUM SOLAR SHADING DEVICE
- 13 STEEL AND GLASS CANOPY
- 14 PREFRIGED ALUMINUM GLAZING METAL CAN DIFFUSED GLAZING

PROJEC

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0M4

ALDER REPLACEMENT ELEVATIONS

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DRAWN
SCALE 1/8" = 1'-0"
DATE 9/2/2025

A3.02



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

CLIENT

Reading or local reference
 The *Journal of the American Chemical Society* is published weekly.

NO.	DATE	ISSUE
01	2020-11-27	ISSUED FOR DP
02	2025-07-16	ISSUED FOR DP AMENDMENT
03	2025-08-27	ISSUED FOR DP AMEND. R1
04	2025-09-04	ISSUED FOR DP AMEND. R2

NO.	DATE	REVISION
-----	------	----------



2 STREETScape

 $1/15 = 1/9$

PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY

ALDER REPLACEMENT STREETSCAPE

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DATE 9/2/2025

A3 03

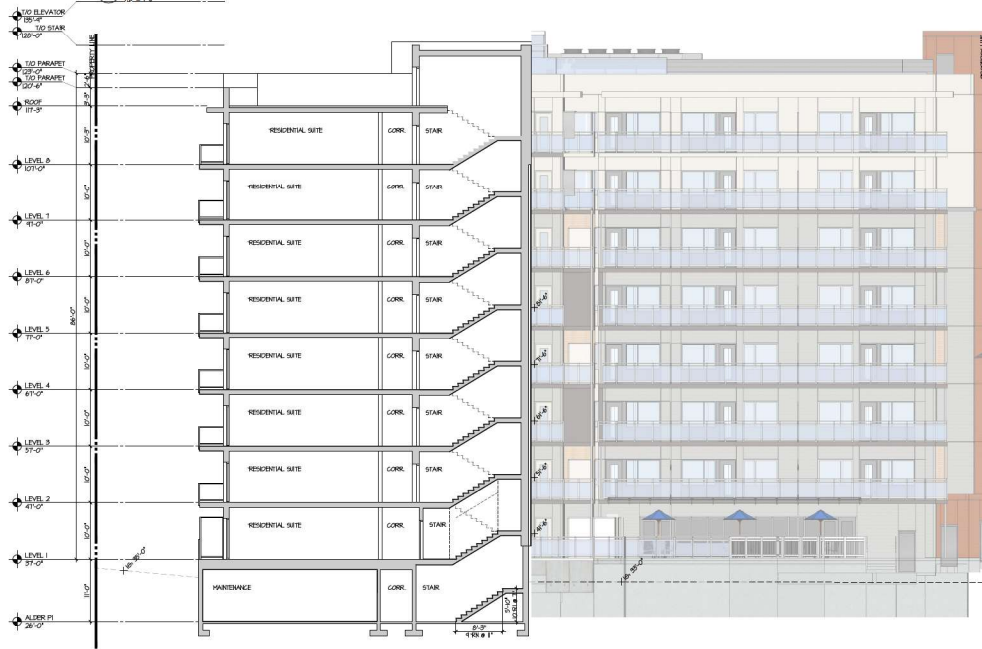
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NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR OP
02 | 2025-07-18 | ISSUED FOR OP AMENDMENT
03 | 2025-08-27 | ISSUED FOR OP AMEND. R1
04 | 2025-09-04 | ISSUED FOR OP AMEND. R2

NO. | DATE | REVISION



1 SECTION AA
1/8" = 1'-0"



2 SECTION BB
1/8" = 1'-0"



PROJECT
**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V5A 0A4

**ALDER REPLACEMENT
BUILDING SECTIONS**

This drawing is a preliminary drawing and is not to be used for construction without the approval of the client. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that all necessary permits and approvals are obtained before construction begins. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for ensuring that the drawing is used for the intended purpose and that all necessary permits and approvals are obtained before construction begins.

PROJECT A217398
DRAWN CHECKED
SCALE 1/8" = 1'-0"
DATE 8/22/2025

A4.01

CLIENT

Reading or useful reference:
 [The 2008 American National Cancer Lunging and Lunging
 (2008)]

NO.	DATE	ISSUE
01	2020-11-27	ISSUED FOR DP
02	2025-07-16	ISSUED FOR DP AMENDMEN
03	2025-08-27	ISSUED FOR DP AMEND. R1
04	2025-09-04	ISSUED FOR DP AMEND. R2

NO.	DATE	REVISION
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PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0M4

ALDER REPLACEMENT BUILDING SECTIONS

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PROJECT A217398
DRAWN
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A4 02

CLIENT

NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR DP
02 | 2025-07-18 | ISSUED FOR DP AMENDMENT
03 | 2025-08-27 | ISSUED FOR DP AMEND. R1
04 | 2025-09-04 | ISSUED FOR DP AMEND. R2

NO. | DATE | REVISION



1 SECTION EE
1/8" = 1'-0"

PROJECT
2025/09/04
LANGLEY LIONS
ALDER
5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
BUILDING SECTIONS

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DRAWN CHECKED
SCALE 1/8" = 1'-0"
DATE 8/22/2025

A4.03

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456 f | 604.683.1459 w | www.etal.ca

RE-ISSUED FOR DP AMENDMENT

SEPTEMBER 04, 2025

Langley Lions - Alder Replacement

Civic Address: 5470 203rd Street, Langley, BC

CONSULTANT TEAM

OWNER: Langley Lions Housing Society
LANDSCAPE: ETA Landscape Architecture
ARCHITECT: dys Architecture
CIVIL: BINNIE
GEOTECHNICAL: GeoPacific Consultants Ltd.
CODE: GHL Consultants Ltd
SURVEYOR: Underhill Geomatics Ltd.

Sheet	Drawing Title
L.0.0	Cover Sheet
L.0.1	Landscape Notes & Schedules
L.0.2	Landscape Illustrative Plan
L.1.0	Arboreal Tree Management Plan
L.2.0	Offsite Plan
L.3.0	Landscape Materials Plan
L.3.1	Landscape Plan - Roof
L.4.0	Lighting Plan
L.5.0	Landscape Grading & Drainage Plan
L.6.0	Planting Plan
L.7.0	Soil Depth & Servicing Plan
L.8.0	Landscape Sections & Elevations
L.9.1	Details
L.9.2	Details
L.9.3	Details
L.9.4	Details

Revision		
No.	Date	Revision Notes

No.	Date	Issue Notes
A	2025-07-29	Issued for DP Amendment
B	2025-09-04	Re-issued for DP Amendment

Professional Seal



eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

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Project

**Langley Lions
Alder Replacement**

5470 203rd Street
Langley, BC

Drawing Title

Cover Sheet

Legal

Project Manager MG	Project ID 22517
Drawn By Reviewed By	Scale NTS
reviewed by	Drawing No.
	L.O.O
	1
	of
	19

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO
ARRANGE FOR INSPECTION AND MATERIAL TO BE ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN
50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS,
INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC
ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS
AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7
INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN
AREAS, TREES AND LARGE SHRUBS (1 IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE
CANADIAN LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
"COARSE GRAVEL (LARGER THAN 10mm AND SMALLER THAN 40mm): 0-1%
"ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
"SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
"SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
"CLAY (SMALLER THAN 0.002mm): 0-20%
"CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CANADIAN LANDSCAPE STANDARDS

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER
AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T-6.3.5.5 OF THE CURRENT EDITION CANADIAN
LANDSCAPE STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE (TREES 10cm PER TREE)	750mm(30")	915mm(36")
LARGE SHRUBS	750mm(30")	600-600mm(24"-36")
SMALL SHRUBS	600mm(24")	450-500mm(18"-20")
LAWN-IRRIGATED	450mm(18")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN AND PROVIDED BY VETICOT, OR APPROVED
ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR
COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

SOIL IS NOT TO BE BLOWN IN FOR INSTALLATION.

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after setting) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS
ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO
DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE
RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE
CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL
COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL
THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED BY
SOIL REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE
CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE
WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO
COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS ON SLAB TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN
ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT
SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENCE. THE CONTRACTOR IS TO VERIFY
ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN
SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN
NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING
THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A
DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROVIDES MANY BIRD SPECIES.
SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR
ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING
OPPORTUNITIES.

GENERAL NOTES
1 DO NOT SCALE DIRECTLY FROM DRAWINGS
2 WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS
ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, THE CONSULTANT IN WRITING
IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION.
3 THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION
OF ALL EXISTING SERVING LANDSCAPE FEATURES ON SITE PRIOR TO
COMMENCING CONSTRUCTION.
4 THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO
COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUIRED.
5 THIS DIMENSIONS ARE TO BE READ FROM THE DRAWING AND NOT THE SPECIFICATIONS.
6 THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE
AND CIVIL ENGINEER'S DRAWINGS.
7 VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO,
VAULTS, ELECTRICAL, DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES
AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
8 ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
9 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION
OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HISHERS MEANS AND METHODS
TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO
COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10 FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE
TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

PLANTING NOTES-REFER TO CURRENT NOTES LIST.
1 THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS
OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS.
2 TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
3 DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT
WITHIN TREE PROTECTION ZONE.
4 FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES)
BEYOND THE DRAINAGE.
5 EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND
APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
6 LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED
OR INSTALLED ON SITE WITHOUT NOTICE.
7 THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE
SOIL QUALITY CRITERIA SUCH AS PH, NUTRIENT LEVELS, AND ORGANIC MATTER CONTENT, USING
LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE
RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA/CNA & CNA
ACQPS.
8 EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OFF SITE BY
THE CONTRACTOR IN A VARIATION APPROVED BY LOCAL REPRESENTATIVE.
9 REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER
SPECIFIED INFO.
10 CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF
PLANT SPECIES OR FORMS.
11 ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
12 THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL TREES LOCATED WITHIN TWO
(2.0) METERS OF PAVING OR UNDERGROUND UTILITIES.
13 THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS
NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
14 FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS.
15 ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR CNA STANDARDS AND
REQUIREMENTS.
16 A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW
PRIOR TO INSTALLATION.
15 LIGHT-WEIGHT BLOW-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY
STRUCTURAL ENGINEER.
17. LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES
1 PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING
MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEER'S RECOMMENDATION.
2 UNLESS SPECIFIC SITE FURNITURE DIMENSIONS ARE INDICATED ON DRAWINGS ARE
APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE
INSTALLATION.
3 CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL
HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT
DIMENSIONS AND ARRANGEMENT FOR THE LANDSCAPE ARCHITECT'S APPROVAL.
4 ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
5 CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS),
MOCKUP FOR ALL HARDSCAPE MATERIALS AS SHOWN ON DRAWINGS AND SPECIFICATION.
6 SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED
MOCKUP SHALL BE THE ONLY PART OF THE INSTALLATIONS.
6 ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
7 CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND
FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE
ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES
1 ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION.
2 SITE LAYOUT DIMENSIONS ARE IN M. UNLESS OTHERWISE INDICATED.
3 ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION.
4 STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN
NECESSARY AND AS APPROVED BY ENGINEER.
5 CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY
DISCREPANCIES TO BE SUBMITTED FOR THE LANDSCAPE ARCHITECT'S FEEDBACK.
6 DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
7 FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S
DRAWINGS AND SPECIFICATIONS.
8 THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR
PAVEMENT.

IRRIGATION NOTES
1 HIGH EFFICIENCY IRRIGATION SYSTEM TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS
SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.
2 IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB
OUTS PROVIDED (TYP 2). CONFIRM WITH MECHANICAL. PROVIDE SUBMITTALS OF DESIGN FOR
LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING
WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE. TO INCLUDE SLEEVING, DROP LINE, PIPE
SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBILITY PLANTED AREAS ONLY
AND LOCATIONS TO BE APPROVED.
3. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN
LANDSCAPE STANDARDS.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS
DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION
INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL
CONSULTANTS AND TRADES.
7. SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF
OFFSITE AREAS, PER CITY STANDARDS.
8. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND
SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET
STANDARDS.
10. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS
THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
11. PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM
AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS
CATALOGUE.

LANDSCAPE LIGHTING NOTES
1 ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY FOR ALL
LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2 CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECIES AND
PHOTOMETRIC'S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
INSTALLATION ON SITE.
3 FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND
SPECIFICATIONS.
4 LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO
CONSTRUCTION.
5 STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE. REFER TO LAYOUT
DRAWINGS AND MUNICIPAL STANDARDS.

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES							
Acqr	3	Acacia crinitata 'Pacific Fire'	Pacific Fire vine maple	as shown	6cm cal/RAB	full/ bushy canopy	N, W
Acq	4	Acacia rubra 'October Glory'	October Glory red maple	as shown	6cm cal/RAB	full/ bushy canopy	P, S
Bn	3	Betula nigra	river birch	as shown	6cm cal/RAB	full/ bushy canopy	N, W, B, P
Mgd	3	Magnolia 'Daybreak'	Daybreak magnolia	as shown	6cm cal/RAB	full/ bushy canopy	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Cantf	6	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	0.91m5 cont.		full/ bushy plants	W
Cak	12	Cornus sericea 'Kelsay'	sheep red osier dogwood	0.91m5 cont.		full/ bushy plants	N, B, P, W
Csp	3	Coronilla spicata	winter hazel	1.07m7 cont.		full/ bushy plants	P, W
Do	26	Daphne odora	fragrant daphne	1.07m7 cont.		full/ bushy plants	E, W
Ea	74	Erythronium americanum	autumn fern	0.45m5 cont.		full/ bushy plants	E
Hed	39	Hedera x hybridum 'Royal Heritage'	hellebore	0.46m5 2m h/RAB		full/ bushy plants	E, W, P
Hna	4	Hydrangea macrophylla	bigleaf hydrangea	1.07m7 cont.		full/ bushy plants	
Lah	200	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51m7 cont.		full/ bushy plants	E, D, Ed
Lis	275	Liriodendron tulipifera	creeping Ivy lily	0.56m7 cont.		full/ bushy plants	E, B, P
Lp	130	Lonicera pileata	box leaf honeysuckle	0.76m7 cont.		full/ bushy plants	E, B, P
Rdh	23	Rosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup rose	0.8m7 cont.		full/ bushy plants	B, P
Rv	31	Rhododendron yakushimanum 'Orele'	Orele rhododendron	0.76m5 cont.		full/ bushy plants	E, B, P
Sr	22	Sarcococca nuscifolia	sweet box	0.76m5 2m h/RAB		full/ bushy plants	E, B, P
Trnh	243	Taxus x media 'Hilli'	Hill's yew	0.61m1.2m h/RAB		full/ bushy plants	E
LAWN							
		Non-Netted, grown on sand					
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 "GROOMED" LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE. 2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON. 3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE. 4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENCE. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.							

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
F1	2/1.9.3	Bike Rack	-	Black	Metal, Powder Coated	Shade	Urban Rack	-	3
F2	3/1.9.3	Bench	-	-	Aluminum	-	C3 Planters	-	1
F3	1/1.9.3	Metal Planter	3'-6" x 19'-6" x 2'-3"	Tuscan	Aluminum	-	Life Space Planters	-	10
F4	1/1.9.3	Urban Agriculture Planter	4'-0" x 4'-0" x 3'-0"	Natural	Cedar	Elevated Herbom	Life Space Planters	-	1
F5	1/1.9.3	Rolling Table	6'-0" x 3'-0" x 3'-0"	Natural	Cedar	Custom	Custom	-	1
F7	1/1.9.3	Metal Ador	-	Natural	Cedar	Custom	Custom	-	1
F8	1/1.9.4	Table (Large)	36" Dia	Blue	Blue	Maglin	Maglin	-	1
F9	1/1.9.4	Table (Small)	36" Dia	Blue	Blue	Maglin	Maglin	-	4
F10	1/1.9.4	Chair	36" Dia	Blue	Blue	Maglin	Maglin	-	12
F11	2/1.9.4	Lounge Couch	57" Width	Diva Night	Aluminum	Viverra Love Seat	Rafana	-	2
F12	1/1.9.4	Lounge Chair	32" Width	Diva Night	Aluminum	Viverra Club Chair	Rafana	-	4
F13	3/1.9.3	Coffee Table	49" Dia	Ash Grey	Aluminum	Lucia Round Coffee Table	Rafana	-	2
MATERIALS									
ID	DETAIL	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
M1	2/1.9.1	Pedestrian Concrete	4'-0" x 4'-0" Sawcut	Natural	-	-	Broom Finish	-	On Pedestal
M2	1/1.9.1	Slab Paver	2'-0" x 2'-0"	Charcoal	Black Bond	Manhattan	Newstone	-	On Pedestal
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.									

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes
A 2025-07-09 Issued for CP Amendment
B 2025-09-04 Re-issued for CP Amendment

Professional Seal

2025-09-04



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Project
Langley Lions
Alder Replacement

5470 203rd Street
Langley, BC

Drawing Title

Landscape Notes
& Schedules

Legal

Project Manager
M2
Drawn By
NTS
Reviewed By
L.0.1

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of
19

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2025-07-09	Issued for DP Amendment
B	2025-08-04	Re-issued for DP Amendment

Professional Seal



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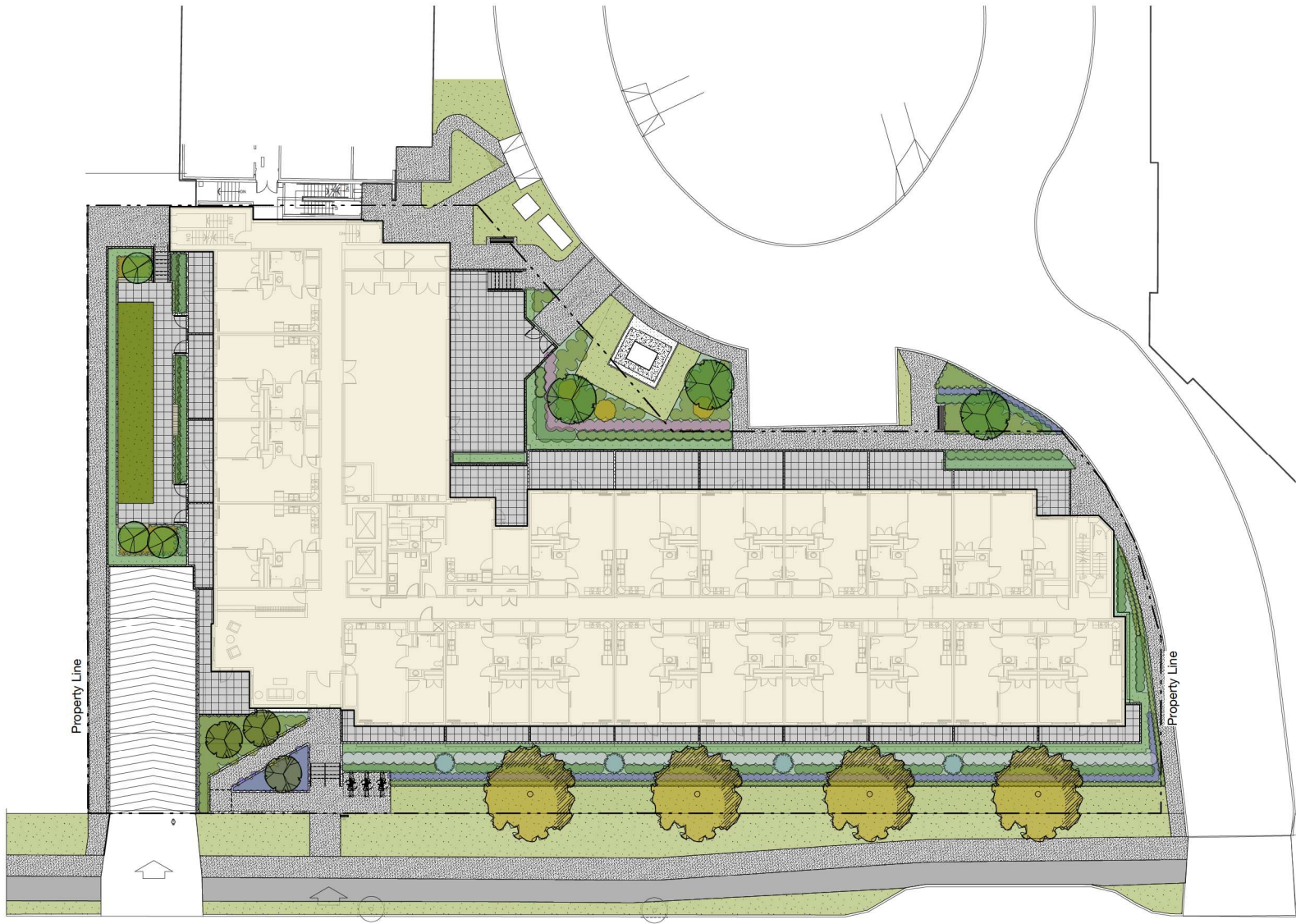
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Project
**Langley Lions
Alder Replacement**
5470 203rd Street
Langley, BC

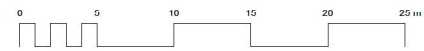
Drawing Title
**Landscape
Illustrative Plan**

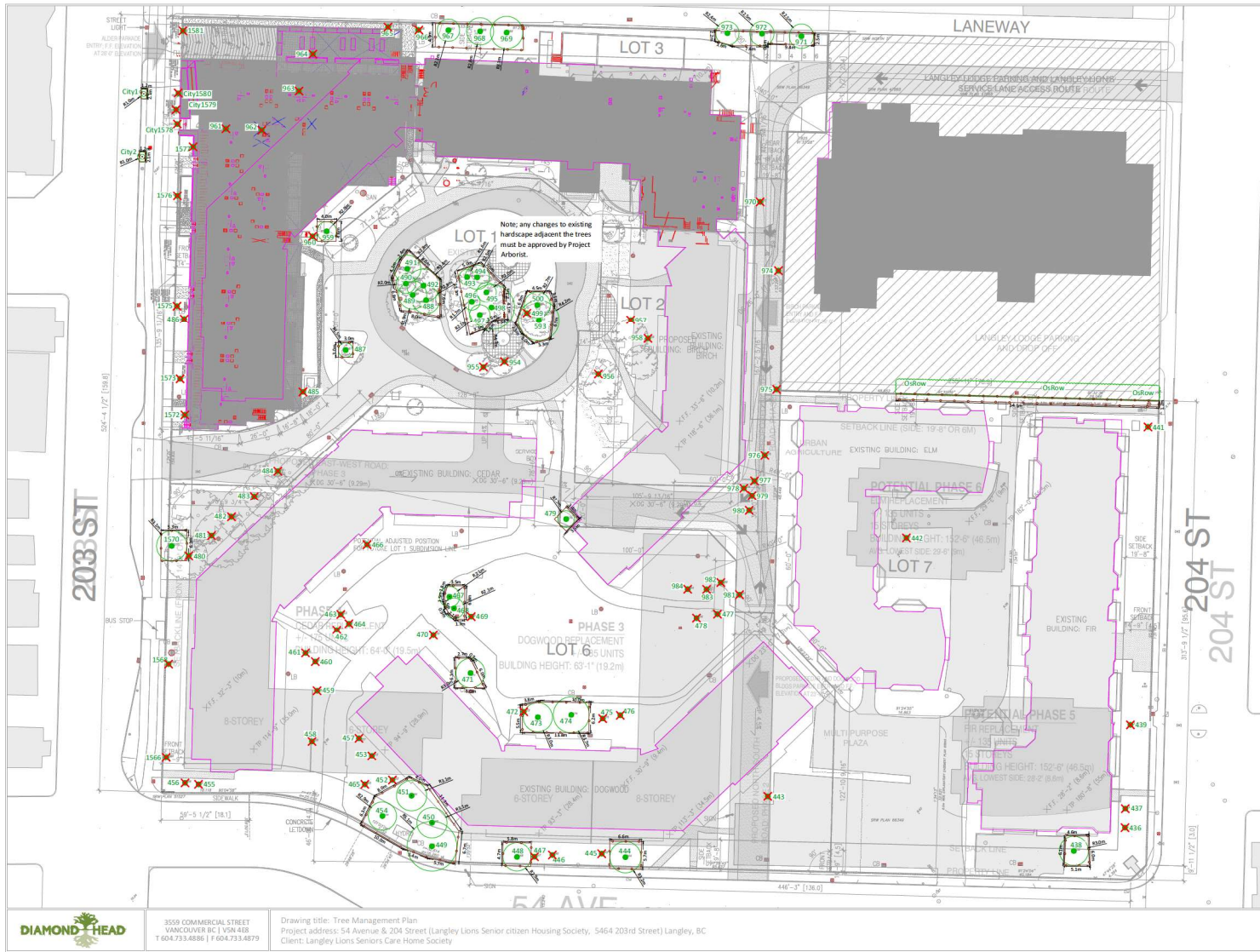
Legal

Project Manager M.S.	Project ID 22517
Drawn By As Noted	Scale As Noted
Reviewed By	Issued For L0.2
	3 of 19



206 St





- LEGEND**
- CRITICAL ROOT ZONE
 - TREE PROTECTION ZONE AND FENCING
 - TREE TO BE RETAINED
 - UN-SURVIVED TREE
 - TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. If the tree diameter was added to the graphical tree protection circle to accommodate the survey point being in the corner of the trust.
 - Any construction activities or grade changes within the Tree Protection Zone must be approved by the project arborist.
 - This plan is based on a topographic and tree inventory survey prepared by the owner's Registered British Columbia Land Surveyor (BCLS) and landscape architect (the owner's engineer (P Eng)).
 - This plan is provided for consultation and is not certified to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

- Base Survey by:

Drawing No: 001
Date: Oct 22, 2020
Drawn by: CL
Page Size: ARCH D (24"x36")

Page #
1 of 1

Revision No.	Date	Revision Notes
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A	2025-07-02	Issued for CP Amendment
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Project
**Langley Lions
Alder Replacement**
5470 203rd Street
Langley, BC

Drawing Title
**Arborist Tree
Management Plan**

Legal

Project Manager	Project ID
MS	22517
Drawn By	Drawn By
Drawn By	As Noted
Reviewed By	Reviewed By
	L1.0
	19

NOTE: For reference only. Refer to full Arborist report for additional information.

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2025-07-29	Issued for DP Amendment
B	2025-08-04	Re-issued for DP Amendment

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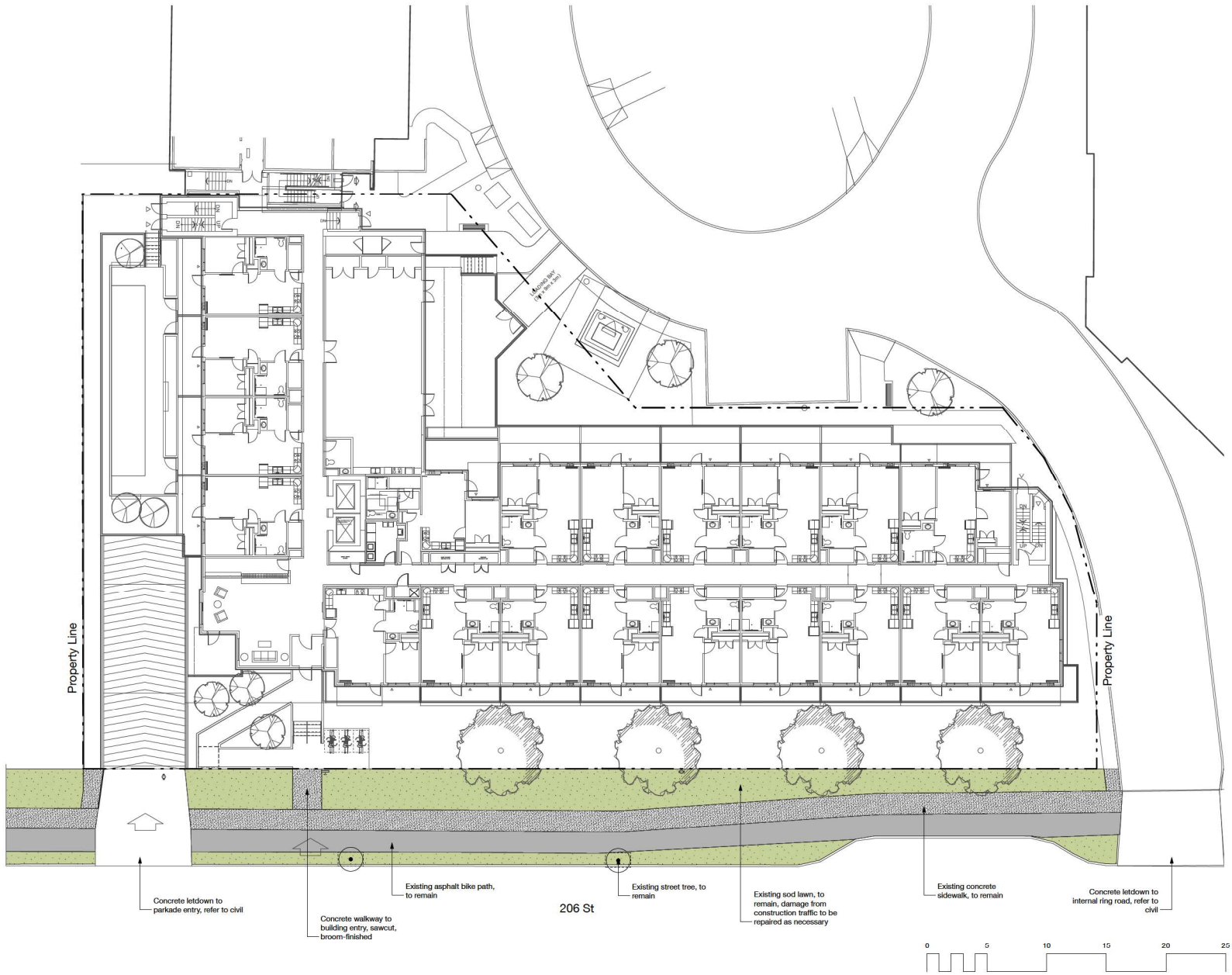
Project
**Langley Lions
Alder Replacement**
5470 203rd Street
Langley, BC

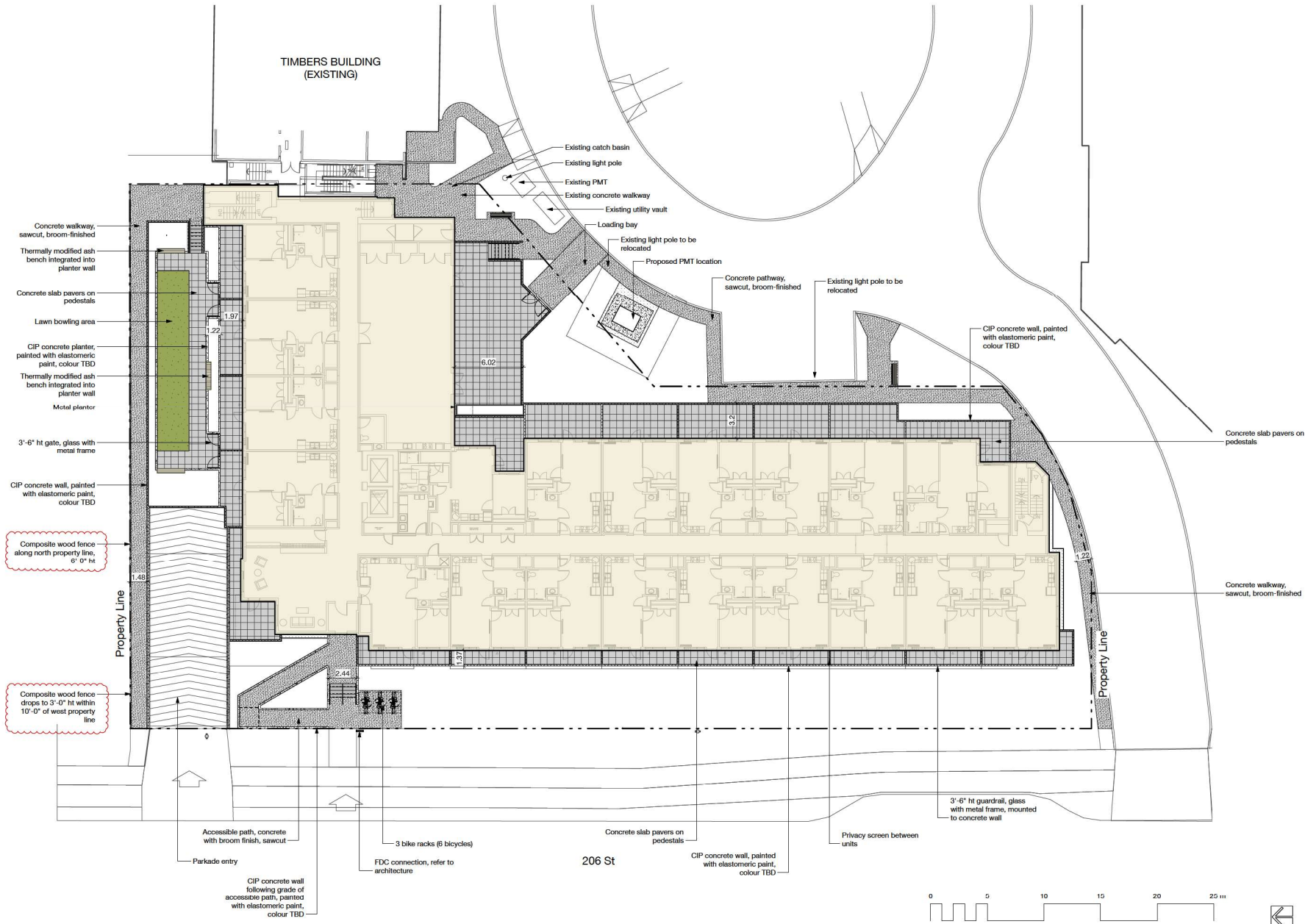
Drawing Title
Offsite Plan

Legend

Project Manager M.S.	Project ID 22517
Drawn By As Noted	Scale As Noted
Reviewed By	Checked By

L2.0
5
19





Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2025-07-29	Issued for CP Amendment
B	2025-08-04	Re-issued for CP Amendment



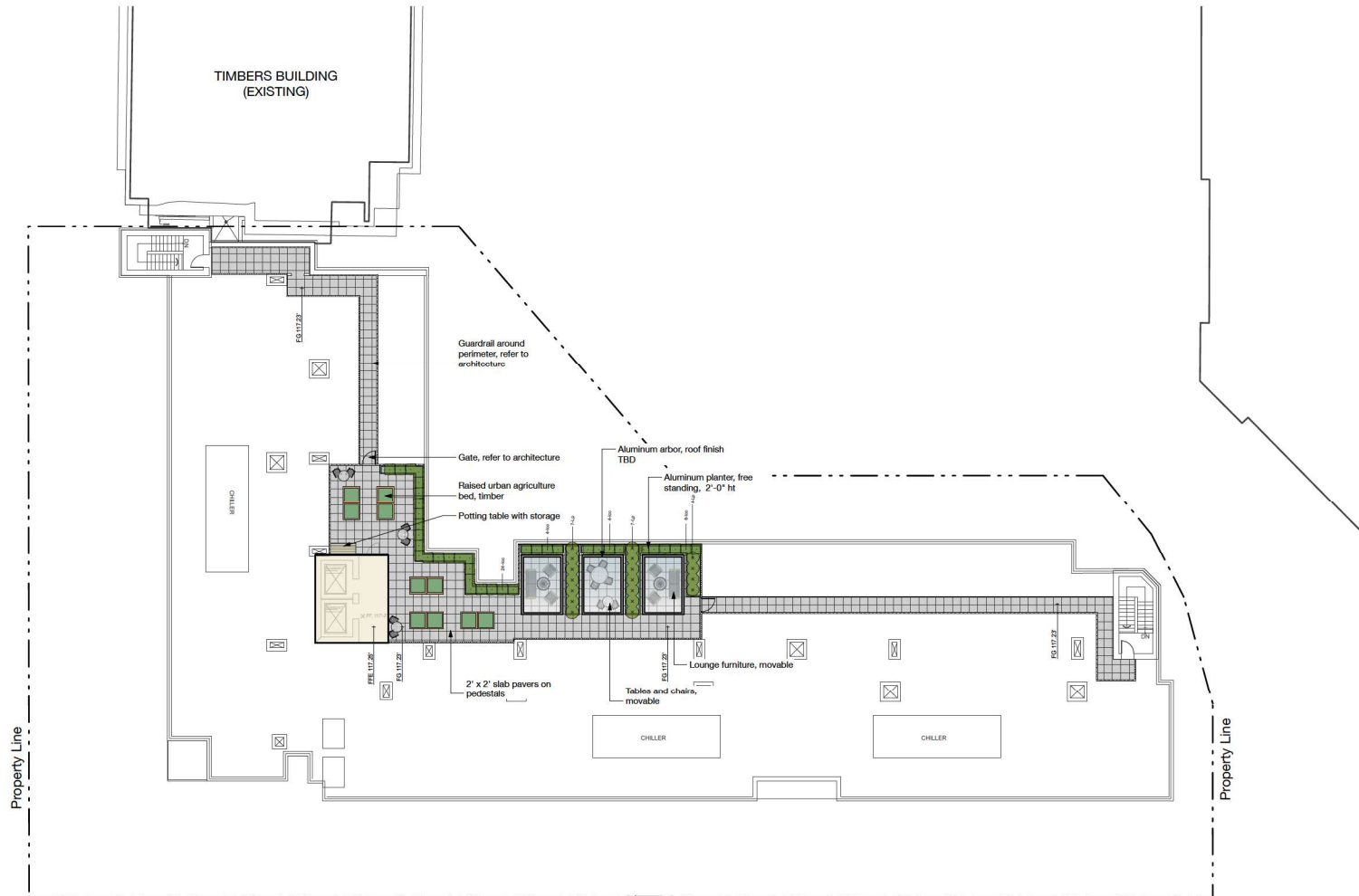
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Project
**Langley Lions
Alder Replacement**
5470 203rd Street
Langley, BC

Drawing Title
**Landscape Materials
Plan**

Project Manager M.S.	Project ID 22517
Drawn By [Signature]	Scale As Noted
Reviewed By [Signature]	Version L3.0
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Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2025-07-09	Issued for CP Amendment
B	2025-08-04	Re-issued for CP Amendment

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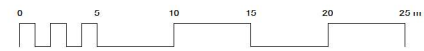
Project
Langley Lions Alder Replacement
5470 203rd Street
Langley, BC

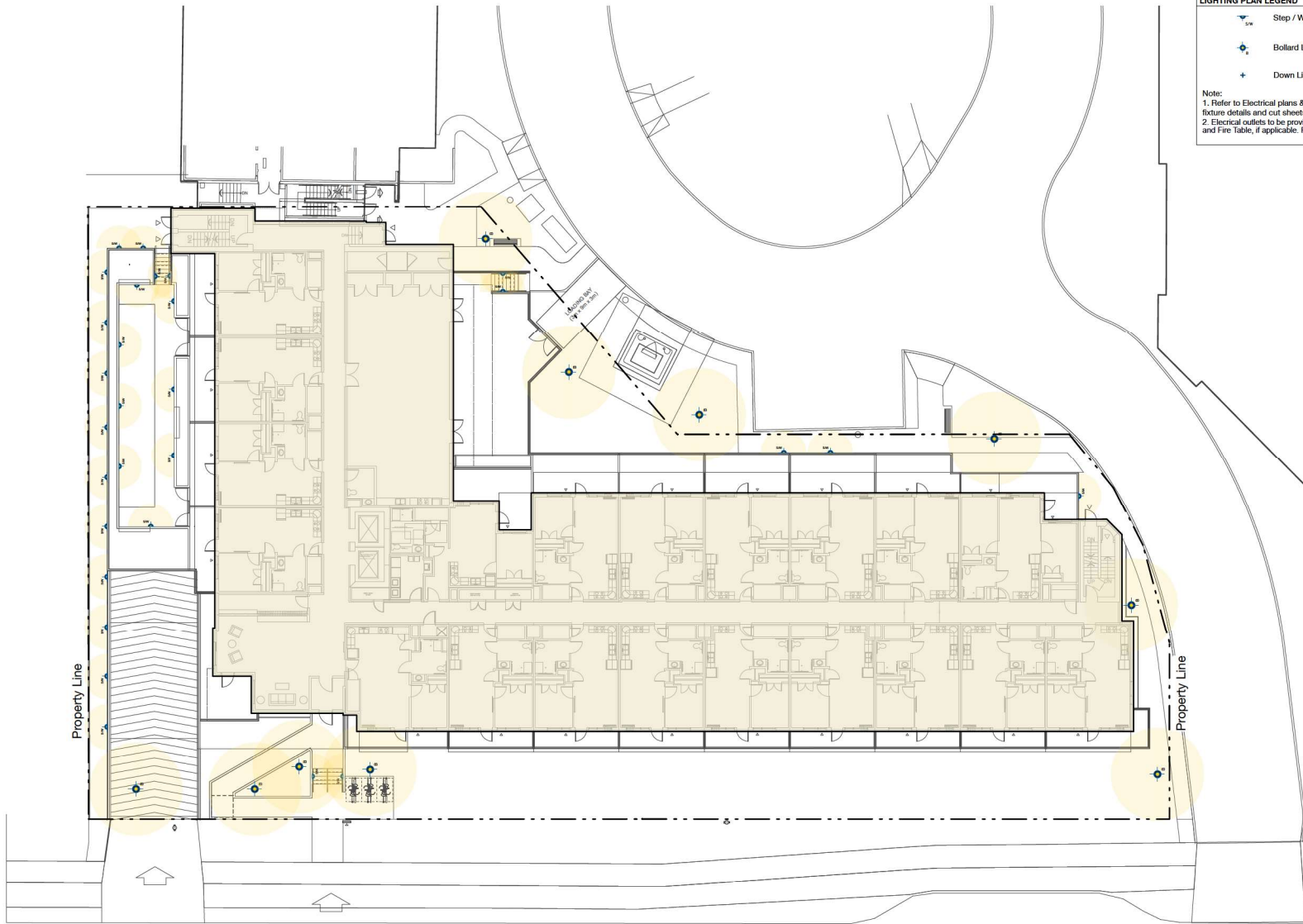
Drawing Title
Landscape Plan - Roof

Legal

Project Manager	Project ID
MJ	22517
Drawn By	Scale
As Noted	As Noted
Reviewed By	Reviewed By

L3.1
7
19





LIGHTING PLAN LEGEND

 SW

Step / Wall Light

 B

Bollard Light

 D

Down Light

Note:

1. Refer to Electrical plans & specs for final locations, fixture details and cut sheets.

2. Electrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.

Revision No.	Date	Revision Notes
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Rev.	Date	Issue Notes
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Project

Langley Lions Alder Replacement

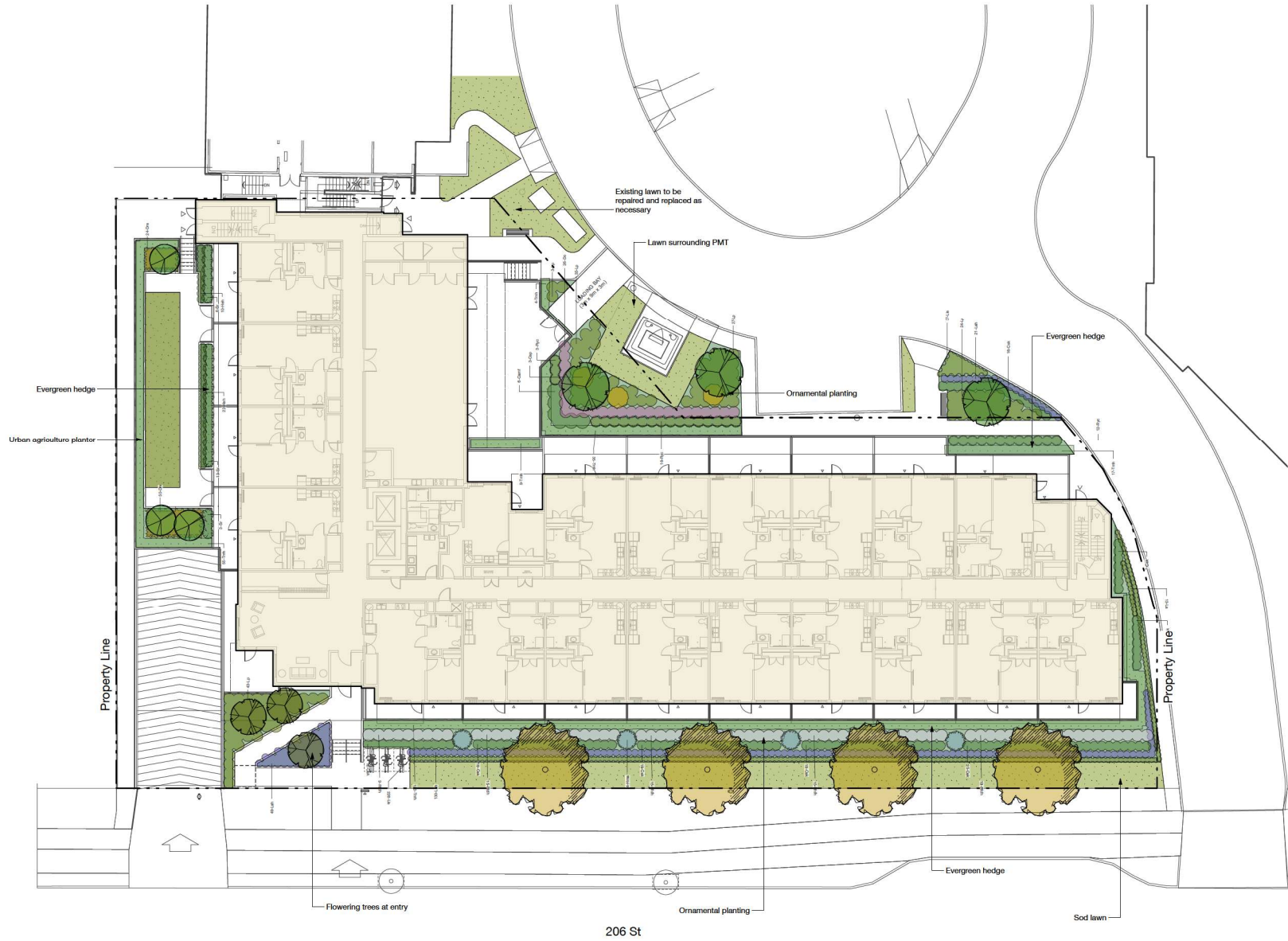
5470 203rd Street
Langley, BC

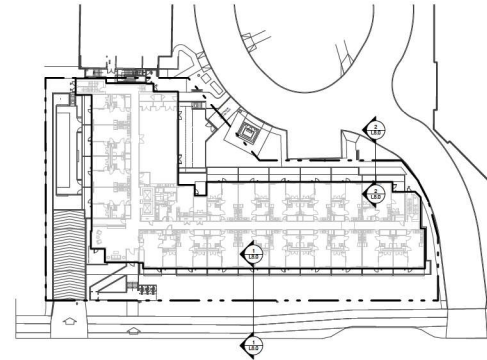
Drawing Title

Lighting Plan

Legal

Project Manager	Project ID
MJ	22517
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawing No.
	L4.0
	8 of 19





Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2025-07-29	Issued for DP Amendment
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Project

Langley Lions Alder Replacement

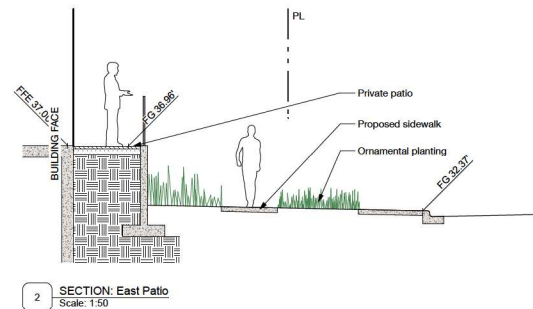
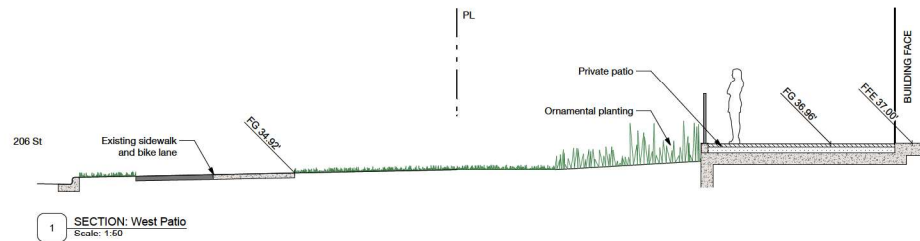
5470 203rd Street
Langley, BC

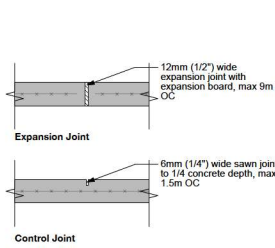
Drawing Title

Landscape Sections & Elevations

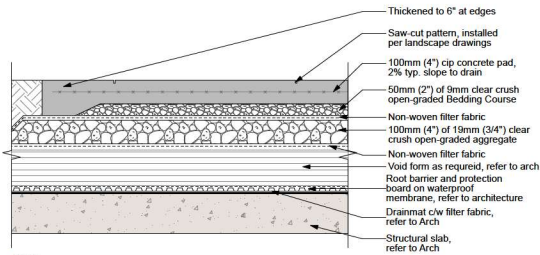
Legal

Project Manager M.S.	Project ID 22517
Drawn By Reviewed By	Scale As Noted
	L8.0 12 of 19

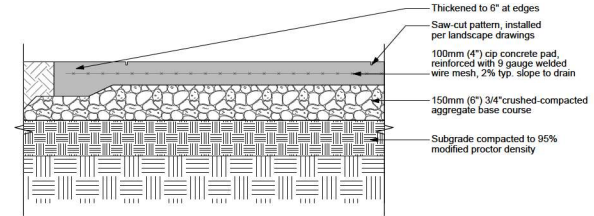




1 DETAIL: CIP Concrete on Slab
Scale: 1:10

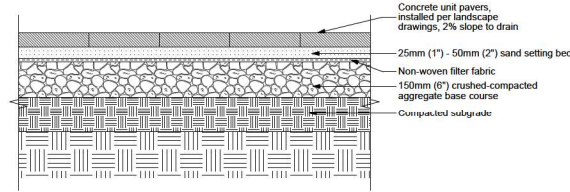


NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

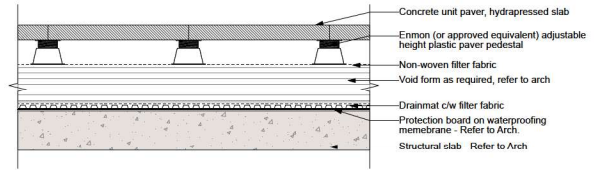


NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

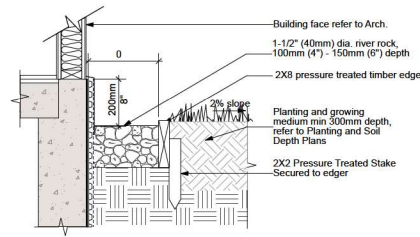
2 DETAIL: CIP Concrete on Grade
Scale: 1:10



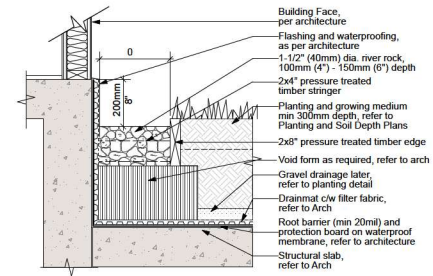
3 DETAIL: Unit Pavers on Grade
Scale: 1:10



4 DETAIL: Slab Pavers on Pedestal
Scale: 1:10



5 DETAIL: Drip Strip on Grade
Scale: 1:10



6 DETAIL: Drip Strip on Slab
Scale: 1:10

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Project

Langley Lions
Alder Replacement

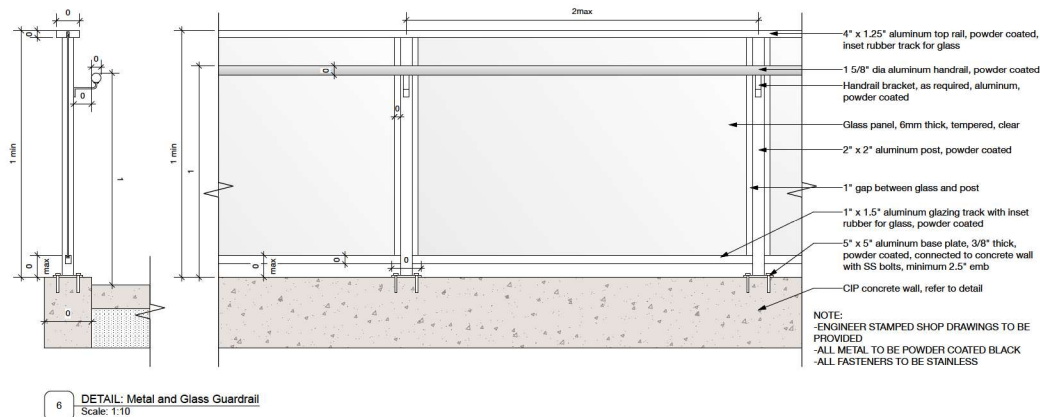
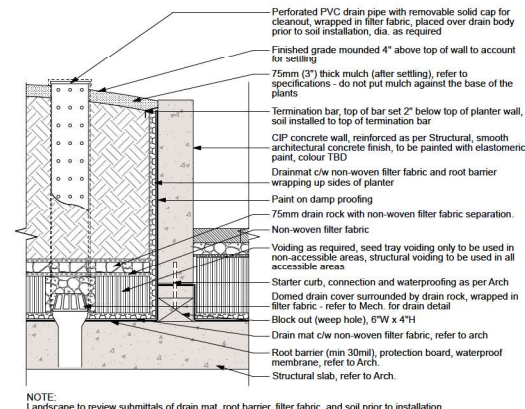
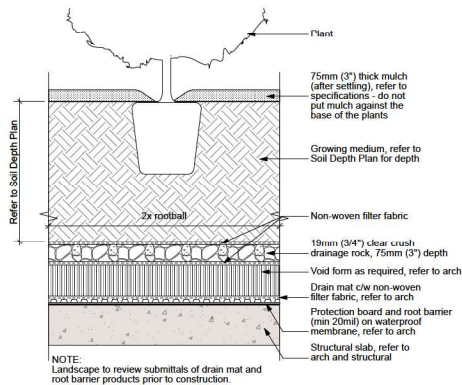
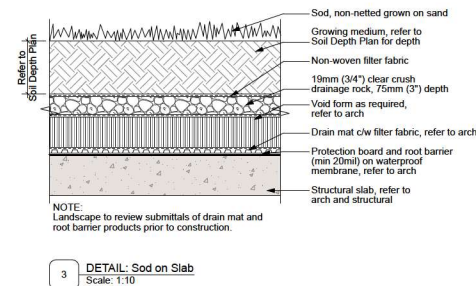
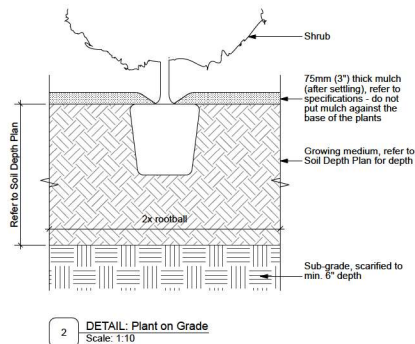
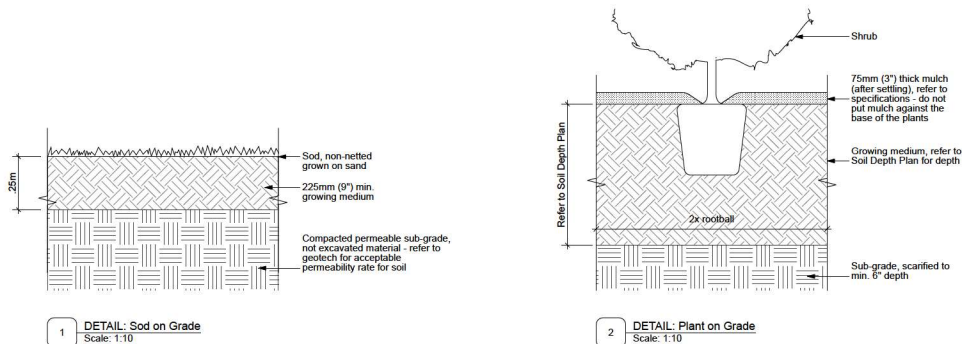
5470 203rd Street
Langley, BC

Drawing Title

Details

Legal

Project Manager M3	Project ID 23517
Drawn By	Scale As Noted
Reviewed By	Issued By
	L9.1
	19
	19



Revision
No. Date Revision Notes

Issue
No. Date Issue Notes
A 2025-07-29 Issued for CP Amendment
B 2025-09-04 Re-issued for CP Amendment

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Project

**Langley Lions
Alder Replacement**

5470 203rd Street
Langley, BC

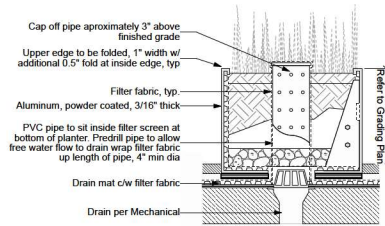
Drawing Title

Details

Legend

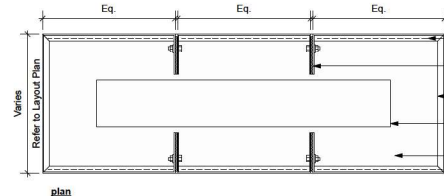
Project Manager M3	Project ID 22517
Drawn By As Noted	Scale As Noted
Reviewed By	Reviewed By

L9.2
14
of
19



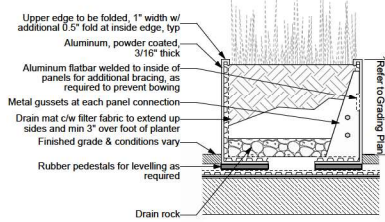
section w/ drain

Notes:
-Shop drawings to be provided for Landscape review prior to construction.



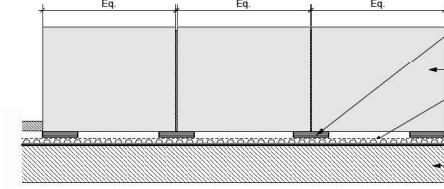
plan

Aluminum flatbar welded to inside of panels for additional bracing, as required to prevent bowing
Metal gussets at each panel connection
Fold 1\"/>



section

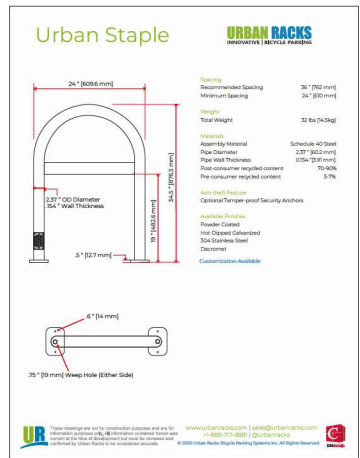
Notes:
-Shop drawings to be provided for Landscape review prior to construction.



elevation

Rubber pedestals as required for leveling
Aluminum, powder coated, 3/16\"/>

1 DETAIL: Metal Planter
Scale: 1:10



2 DETAIL: Bike Rack
Scale: Actual Size



3 DETAIL: Bench
Scale: Actual Size

Revision No.	Date	Revision Notes
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Project

Langley Lions
Alder Replacement

5470 203rd Street
Langley, BC

Drawing Title

Details

Legend

Project Manager MS	Project ID 22517
Drawn By As Noted	Scale As Noted
Reviewed By	Reviewed By

L9.3
19
19

