



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

TABLE OF CONTENTS

ARCHITECTURAL				LANDSCAPE			
A0.00	COVER SHEET	N/A		A0.00	COVER SHEET	N/A	
A0.01	CONTENTS			A0.01	LANDSCAPE NOTES & SCHEDULES	N/A	
A0.02	PROJECT TEAM			A0.02	LANDSCAPE ILLUSTRATIVE PLAN	N/A	
A0.03	PROJECT INFO AND STATISTICS	N/A		A0.03	ANNUSET TREE MANAGEMENT PLAN	N/A	
A0.04	PERSPECTIVES	NTS		A0.04	OFFSITE PLAN	N/A	
A0.05	SHADOW STUDY	NTS		A0.05	LANDSCAPE MATERIALS PLAN	N/A	
A0.06	CONTEXT PLAN	1/32" = 1'-0"		A0.06	LANDSCAPE PLAN - ROOF	N/A	
A0.07	SUSTAINABLE DEVELOPMENT	N/A		A0.07	LANDSCAPE LIGHTING PLAN	N/A	
A0.08	UNIT PLANS	1/8" = 1'-0"		A0.08	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	
A0.09	UNIT PLANS	1/8" = 1'-0"		A0.09	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	
A0.10	UNIT PLANS	1/8" = 1'-0"		A0.10	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	
A0.11	UNIT PLANS	1/8" = 1'-0"		A0.11	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	
A0.12	UNIT PLANS	1/8" = 1'-0"		A0.12	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	
A0.13	UNIT PLANS	1/8" = 1'-0"		A0.13	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	
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A0.20	UNIT PLANS	1/8" = 1'-0"		A0.20	LANDSCAPE SIRRING & DRAINAGE PLAN	N/A	

PROJECT TEAM

CLIENT	OWNER	DESIGNER	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 604 680 7164	LLS Landscape Architecture 1100 W 2 Ave. Vancouver, BC V6J 1H4 T 604 683 1459	Geotechnical Consultants Ltd. 1775 W 75th Ave. Vancouver, BC V6P 3T1 T 604 438 0822
ARCHITECT	ENGINEER	CONTRACTOR	CONTRACTOR
G&K Architects 280-1775 Burrard St. Vancouver, BC V6J 3G7 T 604 683 7175	Universal Geotechnical Ltd. 301-8371 Eastlake Dr. Burnaby, BC V5A 4W2 T 604 755 3344 F 604 752 4709	CHL 200-4940 Canada Way Burnaby, BC V5C 4G5 T 604 420 1721	CHL 200-4940 Canada Way Burnaby, BC V5C 4G5 T 604 420 1721

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

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

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PROJECT

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

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PROJECT 217398

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SCALE

DATE 9/2/2025

A0.00

A0.01

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01 | 2020-11-27 | ISSUED FOR DP
02 | 2020-07-16 | ISSUED FOR DP AMENDMENT
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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

PERSPECTIVES

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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

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

PERSPECTIVES

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MARCH 9AM



MARCH 12PM



MARCH 3PM



SEPTEMBER 9AM



SEPTEMBER 12PM



SEPTEMBER 3PM



PROJECT

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

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04 | 2020-09-04 | ISSUED FOR OP AMENDMENT

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 PAVEDWAY
	PROPOSED ROAD
	RIGHT OF WAY

SEE CIVIL FOR EXACT LOCATIONS



PROJECT

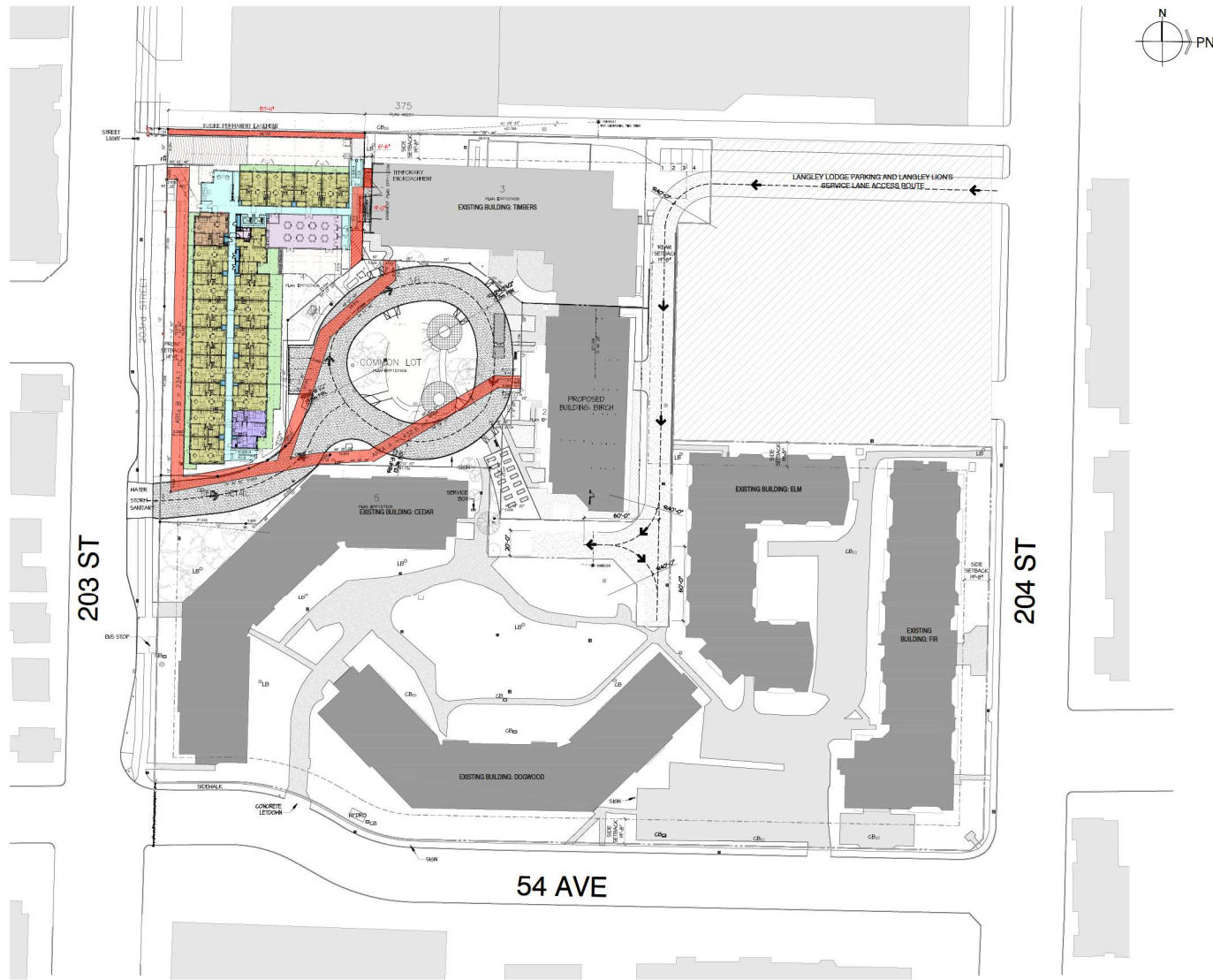
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ALDER**
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**ALDER REPLACEMENT
CONTEXT PLAN**

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SCALE 1/32" = 1'-0"
DATE 9/9/2025



1 CONTEXT PLAN
1/32" = 1'-0"

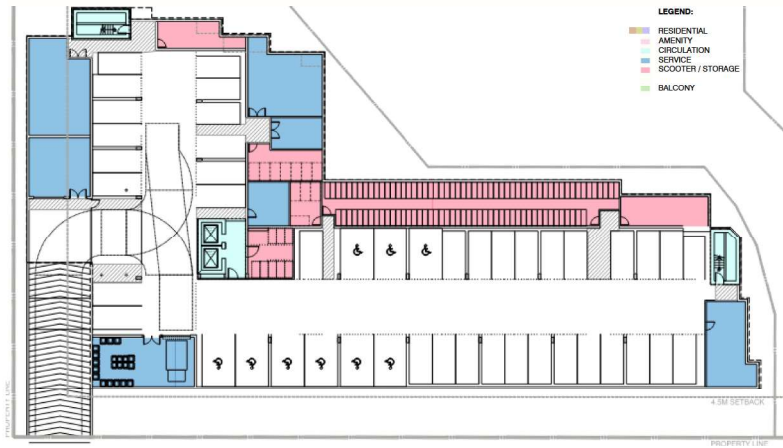
CPTD DESIGN STRATEGIES

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/URBANITY: 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 (2.1 LSH ANY/NO PLUM) (2.1 LSH FOR ETS) AND OTHER WATER CONSERVING DEVICES (E.G. BUSH OF OVERWATER ANY/NO WATER STORAGE FOR IRRIGATION)

9. BROWNFIELD AND GREYFIELD DEVELOPMENT

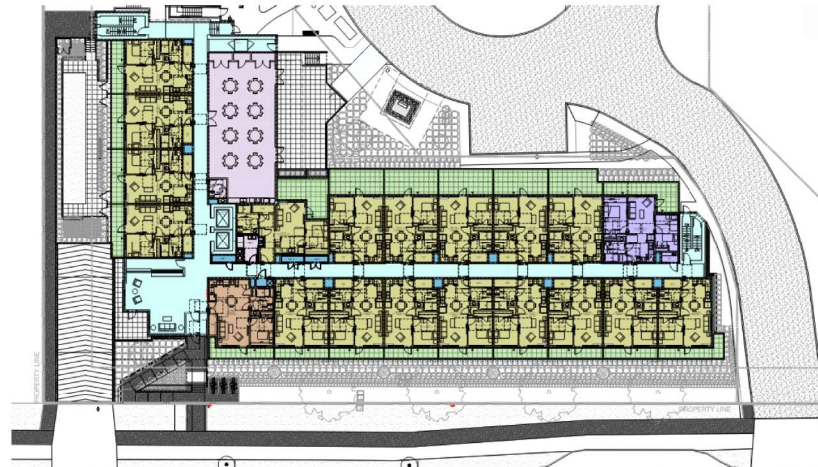
- N/A

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-ORIENTED 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 (1.0% COMMISSION)

18. CULTURE

- EMPLOYES HIGH-QUALITY DESIGN ELEMENTS AND PUBLIC ART TO ADD VIBRANCY AND PROMOTES COMMUNITY VALUES AND IDENTITY.

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

PROJECT

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

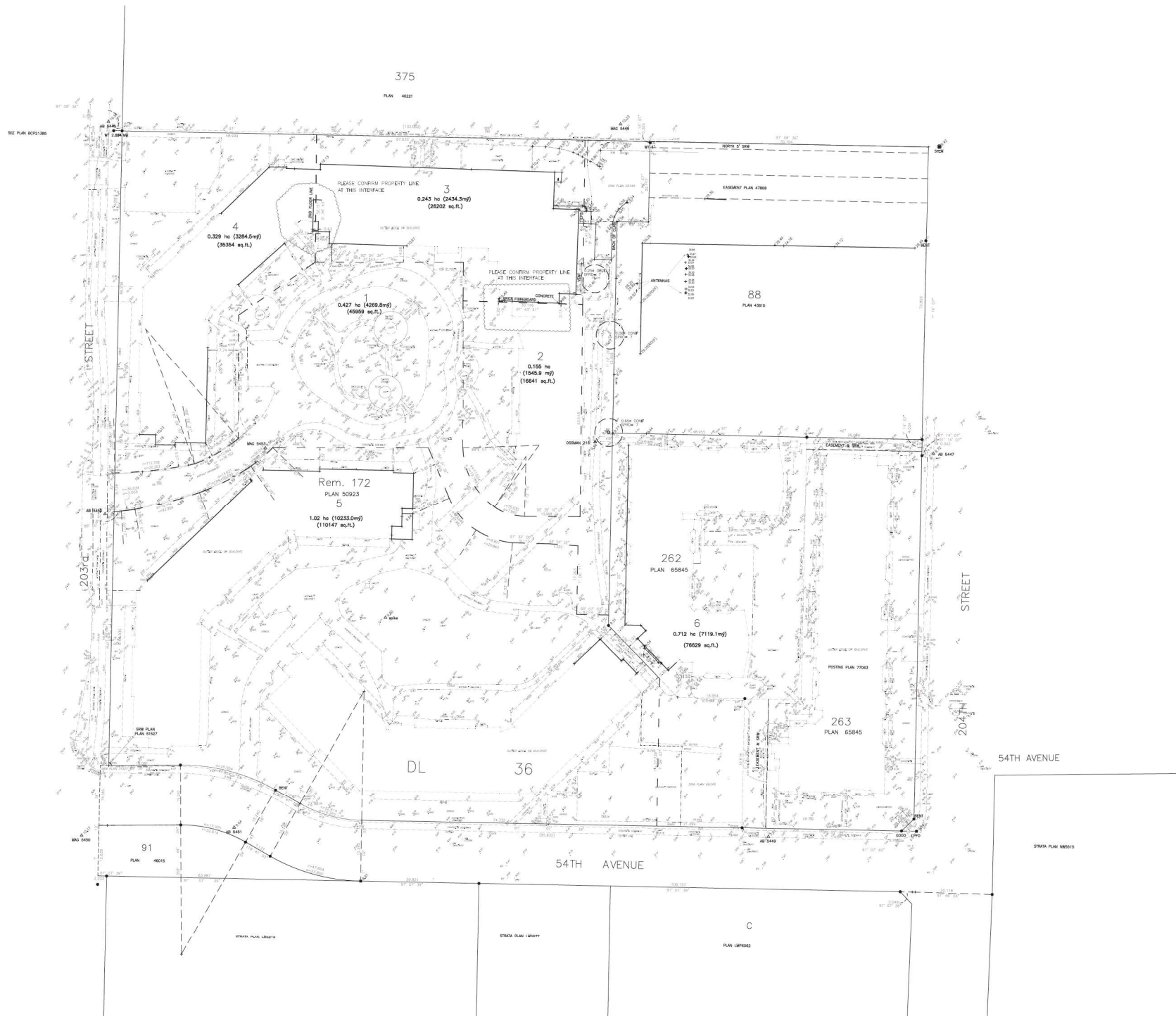
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PROJECT 217398
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SCALE
DATE 9/2/2020

A0.06



CLIENT

Revised by: [Signature]
Date: [Date]

NO.	DATE	ISSUE
01	2020-11-27	ISSUED FOR OP
02	2024-07-18	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	2022-06-15	PHASE 1 KEY MAP



SYMBOL LEGEND

[Symbol]	INTERPOLATED GRADE
[Symbol]	DESIGN SPOT ELEVATION
[Symbol]	EXISTING GRADE
[Symbol]	FIRE HYDRANT
[Symbol]	STREET LIGHT
[Symbol]	LN
[Symbol]	CATED BARR
[Symbol]	SRIN
[Symbol]	EXISTING ROAD
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED ROAD
[Symbol]	STORM WATER RETENTION SYSTEM BELOW GRADE
[Symbol]	PAVED ROADSIDE TRANSFORMER
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING PAVEMENT

SEE CIVIL FOR EXACT LOCATIONS



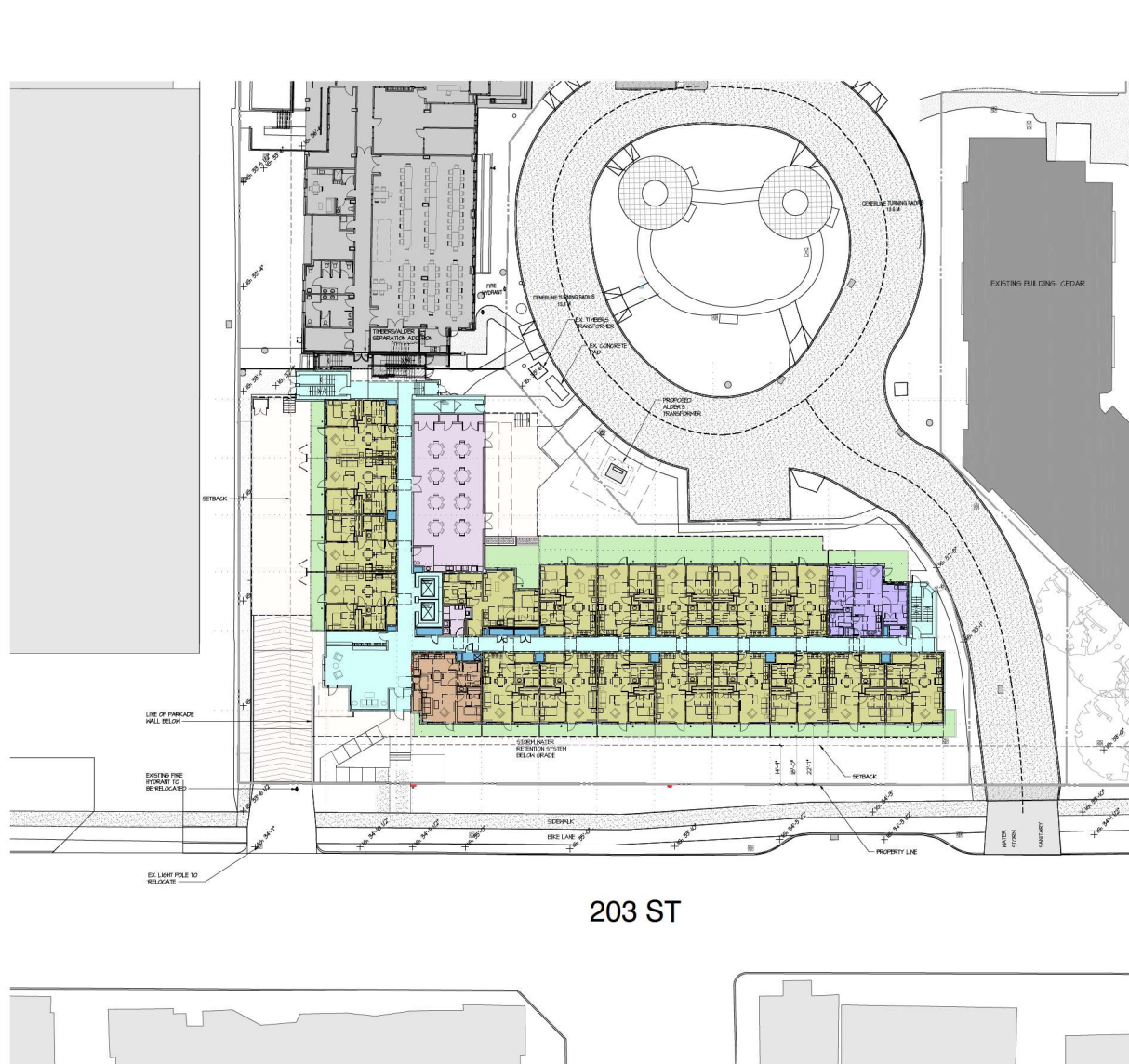
PROJECT
LANGLEY LIONS
ALDER
5470 203RD ST. LANGLEY BC V5A 0A4

ALDER REPLACEMENT
SITE PLAN

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SCALE 1/10" = 1'-0"
DATE 9/9/2025

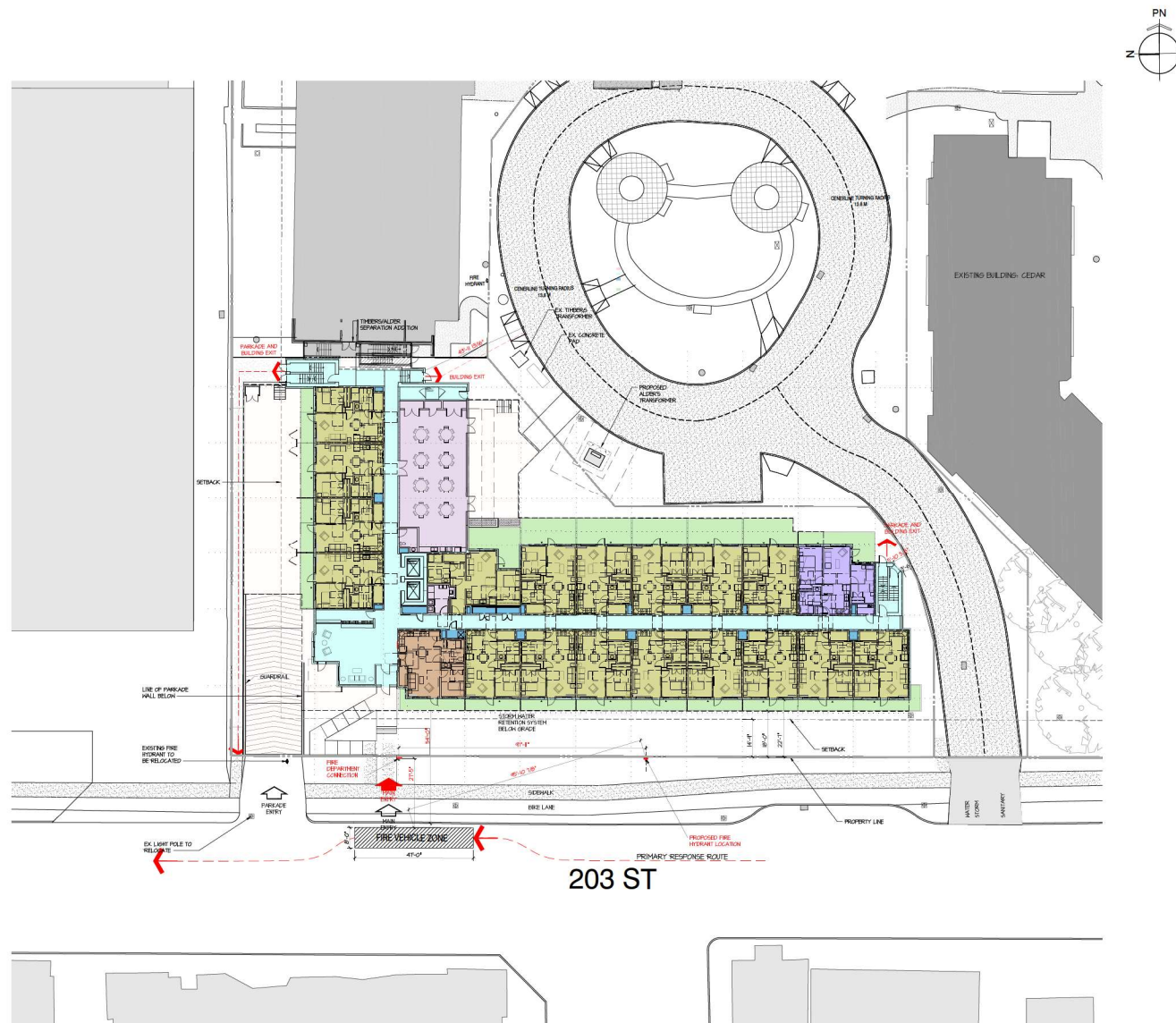
A1.01



1 SITE PLAN
1/10" = 1'-0"

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01	2020-11-27	ISSUED FOR DP
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03	2025-08-27	ISSUED FOR DP AMEND. R
04	2025-09-04	ISSUED FOR DP AMEND. R

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



SYMBOL LEGEND

	INTERPOLATED GRADE
	DESIGN SPOT ELEVATION
	EXISTING GRADE
	FIRE HYDRANT
	STREET LIGHT
	US
	CATCH BASIN
	SEWER
	NONROAD
	PROPOSED HAULWAY
	EXISTING SIDEWALK
	STORM WATER RETENTION
	PAD RELATED TRANSFORMER

SEE CIVIL FOR EXACT LOCATIONS



PROJECT

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

**ALDER REPLACEMENT
FIRE ACCESS PLAN**

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A1.02

1 FIRE ACCESS PLAN
1/16" = 1'-0"

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01 2020-11-27 ISSUED FOR UP
02 2020-07-15 ISSUED FOR UP AMENDMENT
03 2020-08-27 ISSUED FOR UP AMEND. R1
04 2020-09-04 ISSUED FOR UP AMEND. R2

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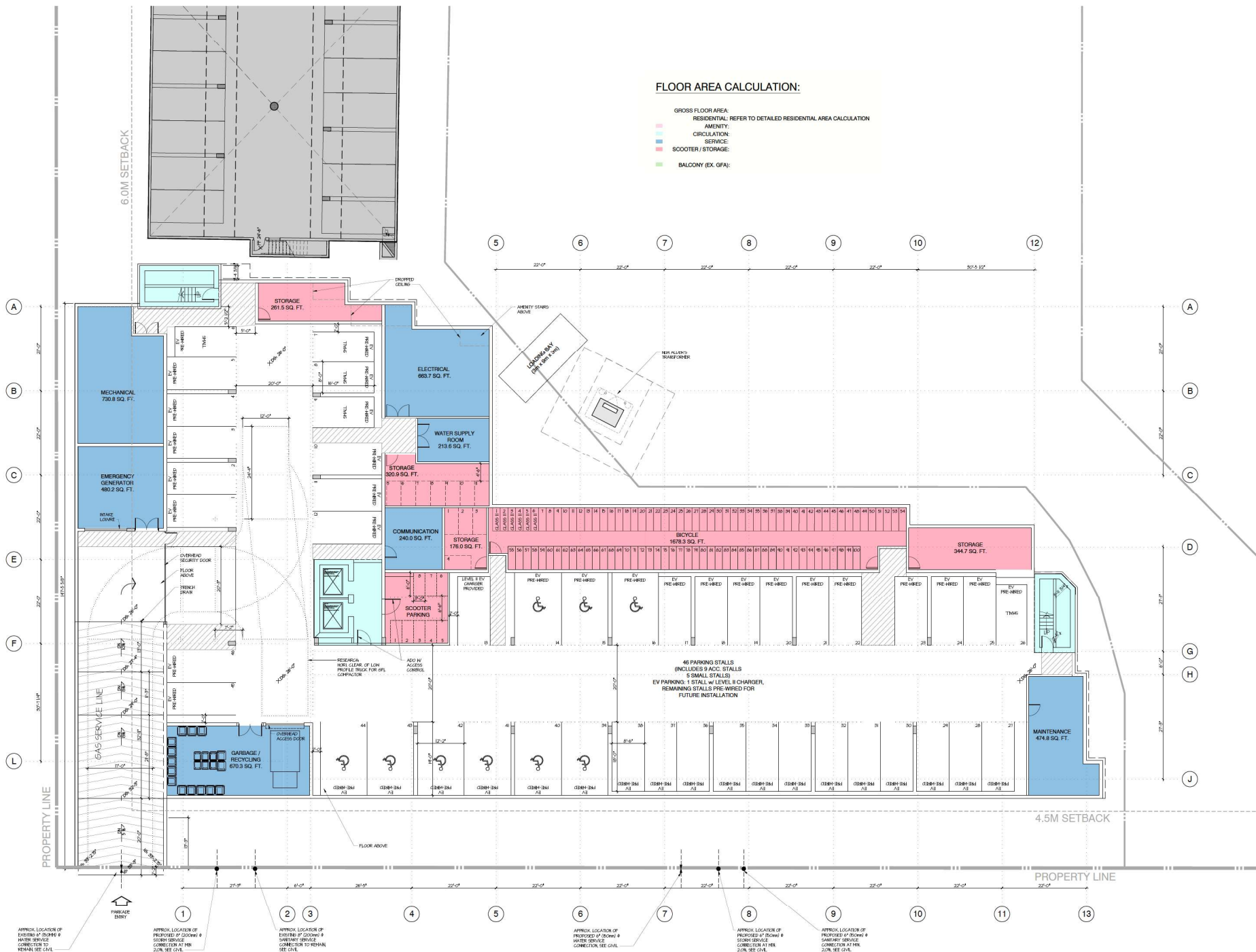
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PROJECT A217398
DRAWN AL CHECKED DK
SCALE 1/8" = 1'-0"
DATE 8/22/2025

A2.01

FLOOR AREA CALCULATION:

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



CLIENT

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PROJECT

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

**ALDER REPLACEMENT
FLOOR PLAN
LEVEL 01**

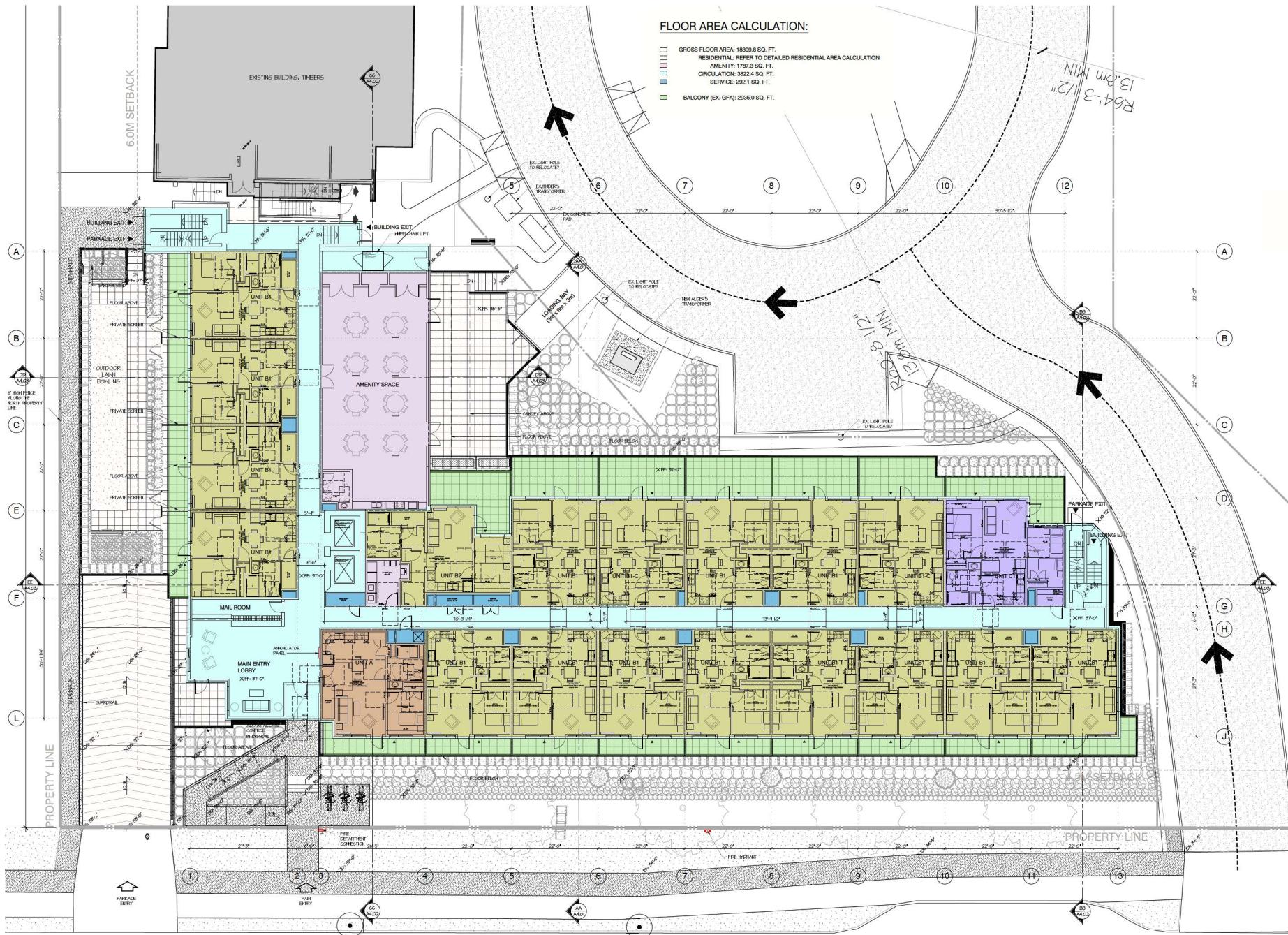
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PROJECT A217398
DRAWN AL CHECKED TCM
SCALE 1/8" = 1'-0"
DATE 8/22/2020

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
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

NO. | DATE | REVISION



PROJECT

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

**ALDER REPLACEMENT
FLOOR PLAN
LEVEL 02-06**

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PROJECT A217398
DRAWN AL CHECKED TKL
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)	C1 (ADAPT)	C2 (ADAPT)	C3 (ADAPT)	C4 (ADAPT)	C5 (ADAPT)
UNIT AREA (BCH)	671.4	591.6	589.9	591.6	545.6	545.6	660.1	754.5	763.2	
UNIT AREA (W/ CLADDING)	680.4	600.4	600.9	600.4	550	550	674.2	773.3	784.2	
IN-SUITE STORAGE	25.6	25.5	25.3	25.1				25	25.5	
UNDERGROUND STORAGE					25	25				25
UNIT NUMBER	87.8%					8.0%				
	TOTAL	B	B1	B2	B3	TOTAL	B	B1	B2	B3
13	11	11	11	11	11	1	1	1	1	1
12	11	11	11	11	11	1	1	1	1	1
13	11	11	11	11	11	1	1	1	1	1
14	11	11	11	11	11	1	1	1	1	1
15	11	11	11	11	11	1	1	1	1	1
16	11	11	11	11	11	1	1	1	1	1
17	11	11	11	11	11	1	1	1	1	1
18	11	11	11	11	11	1	1	1	1	1
UNIT AREA	85.5%					9.8%				
	TOTAL	B	B1	B2	B3	TOTAL	B	B1	B2	B3
13	5324.8	7629.2	7629.2	7629.2	7629.2	5324.8	7629.2	7629.2	7629.2	7629.2
12	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2
13	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2
14	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2
15	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2
16	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2
17	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2
18	690.6	7629.2	7629.2	7629.2	7629.2	690.6	7629.2	7629.2	7629.2	7629.2



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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 approvals and sign-off are required for all changes to this drawing. All changes shall be made on a separate sheet and shall be numbered and dated. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect shall not be responsible for any delays or interruptions in the completion of this drawing or for any consequences arising therefrom.

PROJECT A217398
DRAWN AL CHECKED TKM
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.)	B2 (ADAPT.)
UNIT AREA (GFA)	671.4	591.6	589.9	591.6	545.6	545.6	680.1	765.7
UNIT AREA (N/A)	600.4	610.4	609.0	600.4	660	660	679.2	769.0
IN SUITE STORAGE	25.6	25.3	25.3	28.1			25	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.)	B2 (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.)	B2 (ADAPT.)
TOTAL	5324.8	76299.25	9604.6	7731.2	561	1118	5393.6	117278.1
L1	690.6	9766.304	1261.8	1261.8			674.2	773.3
L2	690.6	9766.304	1261.8	1261.8			674.2	773.3
L3	690.6	9766.304	1261.8	1261.8			674.2	773.3
L4	690.6	9766.304	1261.8	1261.8			674.2	773.3
L5	690.6	9766.304	1261.8	1261.8			674.2	773.3
L6	690.6	9766.304	1261.8	1261.8			674.2	773.3
L7	690.6	9766.304	1261.8	1261.8			674.2	773.3
L8	690.6	9766.304	1261.8	1261.8			674.2	773.3



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03 2020-08-27 ISSUED FOR DP AMEND. R1
04 2020-09-04 ISSUED FOR DP AMEND. R2

NO. | DATE | REVISION



PROJECT

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

**ALDER REPLACEMENT
FLOOR PLAN
LEVEL 08**

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PROJECT A217398
DRAWN AL CHECKED TKL
DATE 8/22/2020

A2.05

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): 2026.8 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT.)	B1-C (ADAPT.)	B1-L (ADAPT.)	B1-2 (ADAPT.)	B1-3 (ADAPT.)	C1 (ADAPT.)	C2 (ADAPT.)
UNIT AREA (BCH)	671.4	591.6	589.9	591.6	545.6	545.6	692.1	745.7
UNIT AREA (WJ)	690.4	610.4	608.9	610.4	560.4	560.4	713.4	764.0
IN-SUITE STORAGE	25.6	25.5	25.3	25.1			26	25.5
UNDERGROUND STORAGE					25	25		25

UNIT NUMBER	87.8%						8.0%	
	4.3%	8	135	36	12	2	8	9
TOTAL		8	135	36	12	2	8	9
L1		1	13	2	1		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	85.5%						8.0%	
	4.7%	5024.8	76299.25	9616.4	7231.2	561	5393.8	5393.8
TOTAL		5024.8	76299.25	9616.4	7231.2	561	5393.8	5393.8
L1		690.6	5766.304	1201.8	1205.2		674.2	773.3
L2		690.6	5766.304	1201.8	1205.2		674.2	773.3
L3		690.6	5766.304	1201.8	1205.2		674.2	773.3
L4		690.6	5766.304	1201.8	1205.2		674.2	773.3
L5		690.6	5766.304	1201.8	1205.2		674.2	773.3
L6		690.6	5766.304	1201.8	1205.2		674.2	773.3
L7		690.6	5766.304	1201.8	1205.2		674.2	773.3
L8		690.6	5766.304	1201.8	1205.2		674.2	773.3



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04 | 2020-09-04 | ISSUED FOR DP AMENDMENT R2

NO. | DATE | REVISION



PROJECT

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

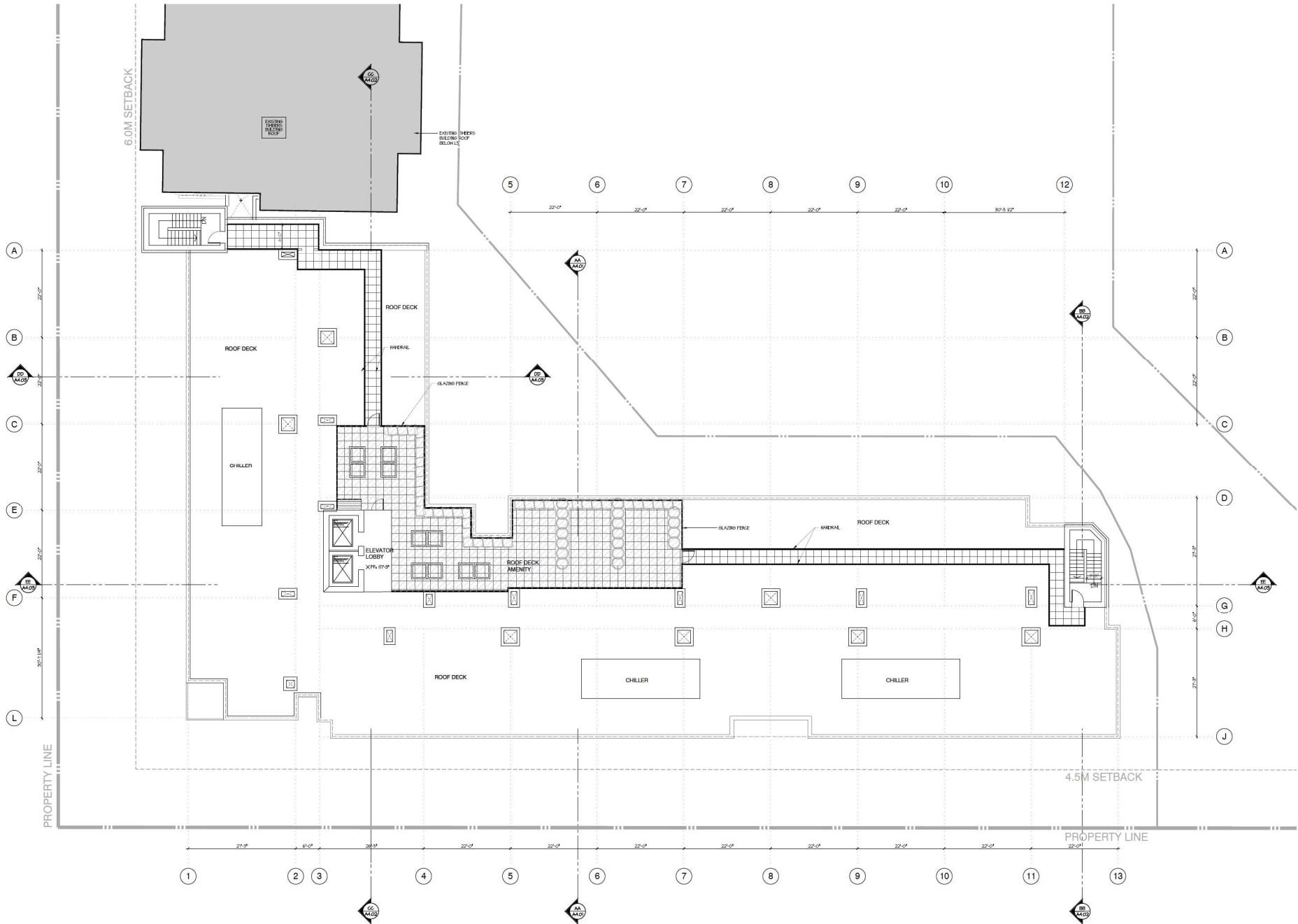
**ALDER REPLACEMENT
ROOF PLAN**

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

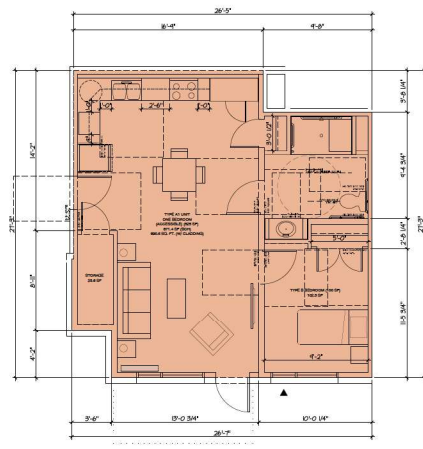
A2.06



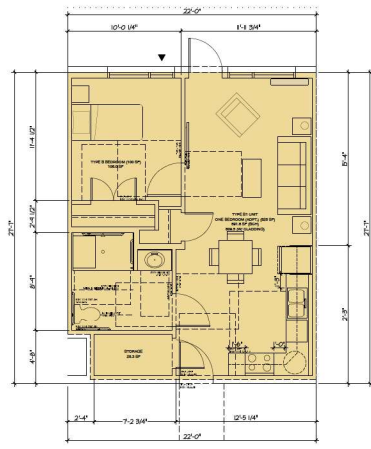
CLIENT

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

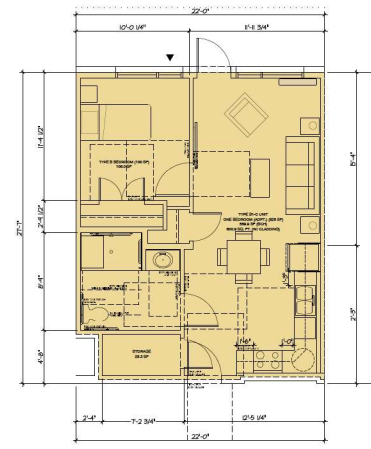
NO. | DATE | REVISION



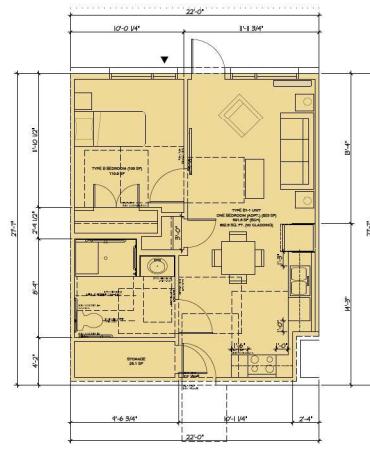
UNIT A - ACCESSIBLE
1/4" = 1'-0"
UNIT AREA 886.5 SQ. FT.



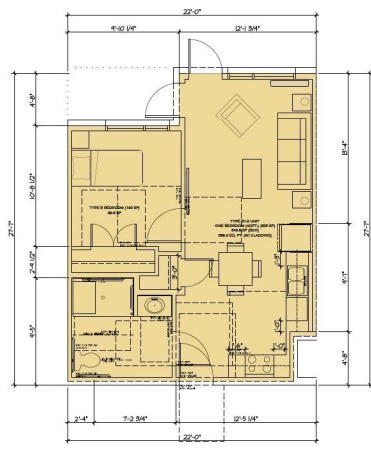
UNIT B1 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 889.9 SQ. FT.



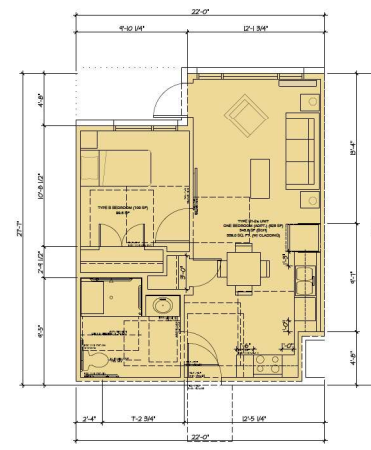
UNIT B1-C - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 889.9 SQ. FT.



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



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



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

PROJECT
**LANGLEY LIONS
ALDER**
5470 208RD ST. LANGLEY BC V5A 0A4

**ALDER REPLACEMENT
UNIT PLANS**

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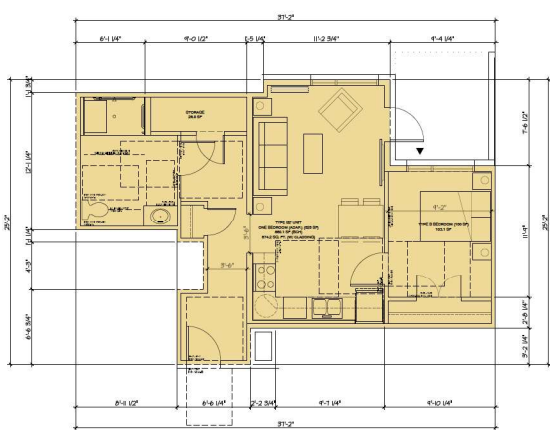
PROJECT A217398
DRAWN AL CHECKED TKL
SCALE 1/4" = 1'-0"
DATE 8/22/2020

A2.07

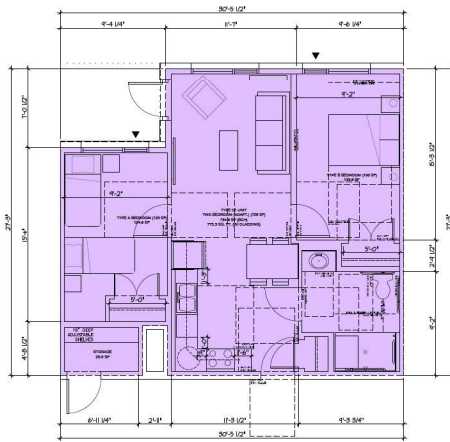
CLIENT

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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

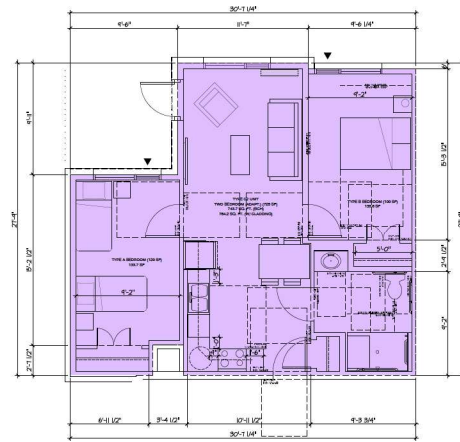
NO. | DATE | REVISION



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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PROJECT A217398
DRAWN AL CHECKED TKL
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
-----	------	----------



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 - REVEALS SILVER GRAY |
| 5 | GRANITE-COATED PINK CERAMIC
GLAZING - REVEALS SHIMMY |
| 6 | GRANITE-COATED PINK CERAMIC
GLAZING - ENHANCED LIGHT BLUE |
| 7 | METALLIC METAL PANEL (GEMALCO) |
| 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

[illegible]

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

A3.01



1 NORTH ELEVATION
1" = 1'-0"



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

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 AMENDMENT
04 2020-09-04 ISSUED FOR DP AMENDMENT

NO. | DATE | REVISION



MATERIAL LEGEND	
1	CERAMIC-COATED FIBER CEMENT SIDING - CASHMERE SPECIES SELECT
2	CERAMIC-COATED FIBER CEMENT SIDING - KASHMERE SPECIES SELECT GRAY
3	CERAMIC-COATED FIBER CEMENT SIDING - CAST STONE ASH
4	CERAMIC-COATED FIBER CEMENT SIDING - REDDISH SLATE GRAY
5	CERAMIC-COATED FIBER CEMENT SIDING - REVEAL SUFFRAN
6	CERAMIC-COATED FIBER CEMENT SIDING - ENHANCED LIGHT OAK
7	REVEAL METAL PANEL (EMERALD)
8	METAL SCREEN
9	VIRAL PRUNED DOUBLE GLAZED HIBERNAL AND DOORS - WHITE LACQUER DOORS (TECH)
10	PAINTED CONCRETE
11	DIFFUSED GLASS AND METAL PRIVACY SCREENS
12	ALUMINUM SOLAR SHADING DEVICE
13	STEEL AND GLASS CANOPY
14	PREFINISHED ALUMINUM (GENERAL WHITE CAN DIFFUSED GLAZING)

PROJECT

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

**ALDER REPLACEMENT
ELEVATIONS**

This drawing is a preliminary design and is not to be used for construction without the approval of the client. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information or the construction of the building. The architect is not responsible for the construction of the building.

PROJECT A217398
DRAWN CHECKED
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

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
-----	------	----------



2 STREETScape

1/16" = 1'-0"

PROJECT

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

ALDER REPLACEMENT
STREETSCAPE

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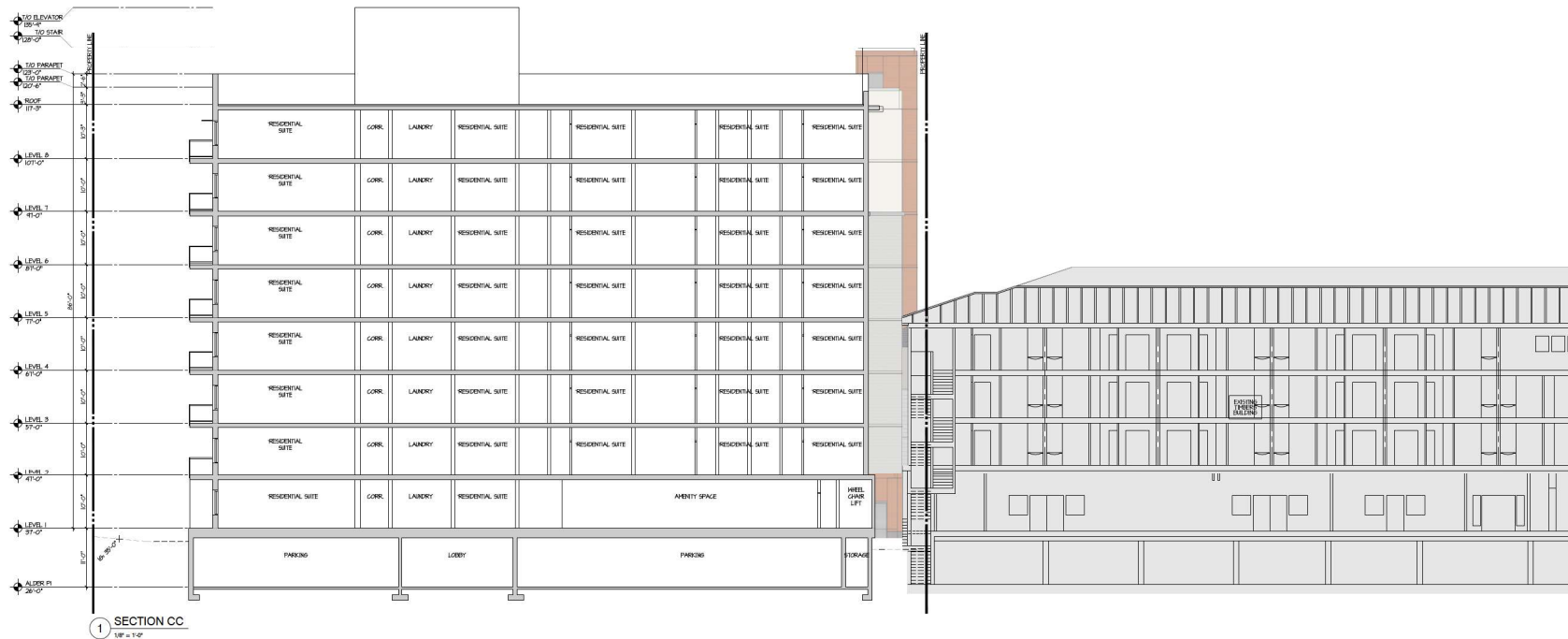
PROJECT A217208
DRAWN
SCALE 1/16" = 1'-0"
DATE 9/2/2025

A3.03

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

NO. | DATE | REVISION



PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 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. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the drawing is used in accordance with the intended purpose and for any changes or modifications to the drawing, the client must obtain the approval of the architect.

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

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

This drawing is a representation of a project and is not intended to be used for construction purposes. It is not a contract document and should not be used for legal or financial purposes. The drawing is for informational purposes only and should not be used for any other purpose. The drawing is not a guarantee of performance and should not be used for any other purpose. The drawing is not a guarantee of quality and should not be used for any other purpose. The drawing is not a guarantee of safety and should not be used for any other purpose. The drawing is not a guarantee of health and should not be used for any other purpose. The drawing is not a guarantee of well-being and should not be used for any other purpose. The drawing is not a guarantee of happiness and should not be used for any other purpose. The drawing is not a guarantee of success and should not be used for any other purpose. The drawing is not a guarantee of failure and should not be used for any other purpose. The drawing is not a guarantee of anything and should not be used for any other purpose.

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

A4.03