

PACIFIC NAZARENE HOUSING SOCIETY, LANGLEY

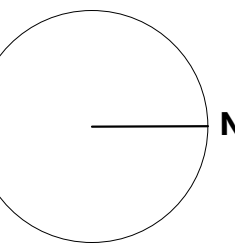
Application for OCP Amendment, Rezoning and Development Permit
Revised Application
Revised Application

December 3rd, 2024
January 21st, 2025
March 14th, 2025



LIST OF DRAWINGS

- A000 COVER SHEET
- A001 STATISTICS
- A002 DESIGN RATIONALE
- A003 SHADOW ANALYSIS
- A004 SHARED PARKING DIAGRAMS
- A005 SHARED PARKING DIAGRAMS
- A006 WAYFINDING
- A101 SITE PLAN
- A201 KEY PLAN - LEVEL P1
- A202 KEY PLAN - LEVEL 1
- A203 KEY PLAN - LEVEL 2
- A204 KEY PLAN - LEVEL 3 TO 6
- A205 KEY PLAN - ROOF
- A210 LEVEL P1 - A
- A211 LEVEL P1 - B
- A212 LEVEL P1 - C
- A213 LEVEL 1 - A
- A214 LEVEL 1 - B
- A215 LEVEL 1 - C
- A216 LEVEL 2 - A
- A217 LEVEL 2 - B
- A218 LEVEL 3 TO 6 - A
- A219 LEVEL 3 TO 6 - B
- A301 ELEVATIONS
- A311 SECTIONS
- A322 MATERIAL PALETTE
- A331 RENDER AXO 1
- A332 RENDER AXO 2



Seal



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 202
January 21st, 2025



A Typical Residence Entrance



B Childcare Entrance



C Church Entrance



D Typical Commercial Signage Entrance



E Pedestal Signage

Sign Types

- 1 Pedestal Signage
- 2 Vehicular Directional
- 3 Commercial Signage
- 4 Commercial Parking
- 5 Loading Dock ID
- 6 Building Number
- A Signage Views

Circulation & Path of Travel

- Vehicular (Cars)
- Vehicular (Transport)
- Pedestrian Access
- Pedestrian Exit
- Garbage Room/Facility
- Loading Bays

Project title
PNHS-LANGLEY

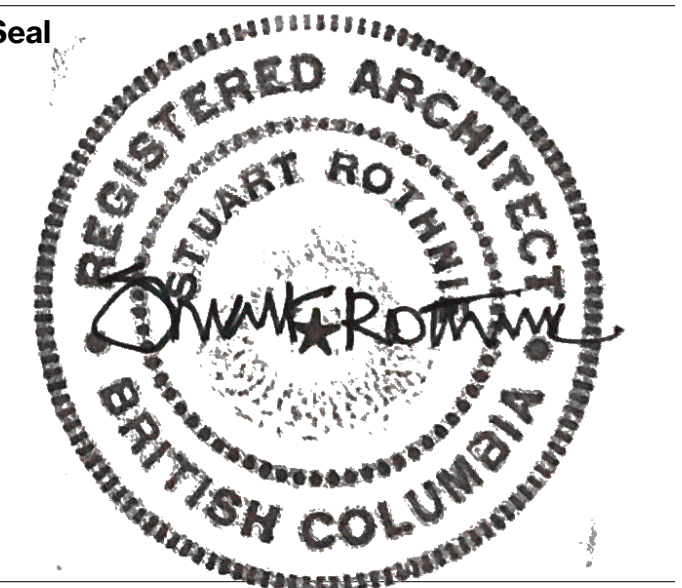
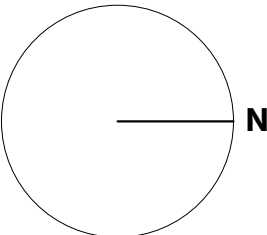
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address
1999-49TH-AVENUE

Sheet title
WAYFINDING DIAGRAM

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



hema
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hema.ca
©2021 Copyright reserved. These drawings and the design contained the
or which may be altered therefrom are, and at all times remain, the exclu
property of hema architecture + design hema holds the copyright and
ownership in the said drawings, which cannot be used for any purpose
without the express written consent of hema.



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
December 3rd, 202
Revised Application
January 21st, 2025
Revised Application
March 14th, 2025

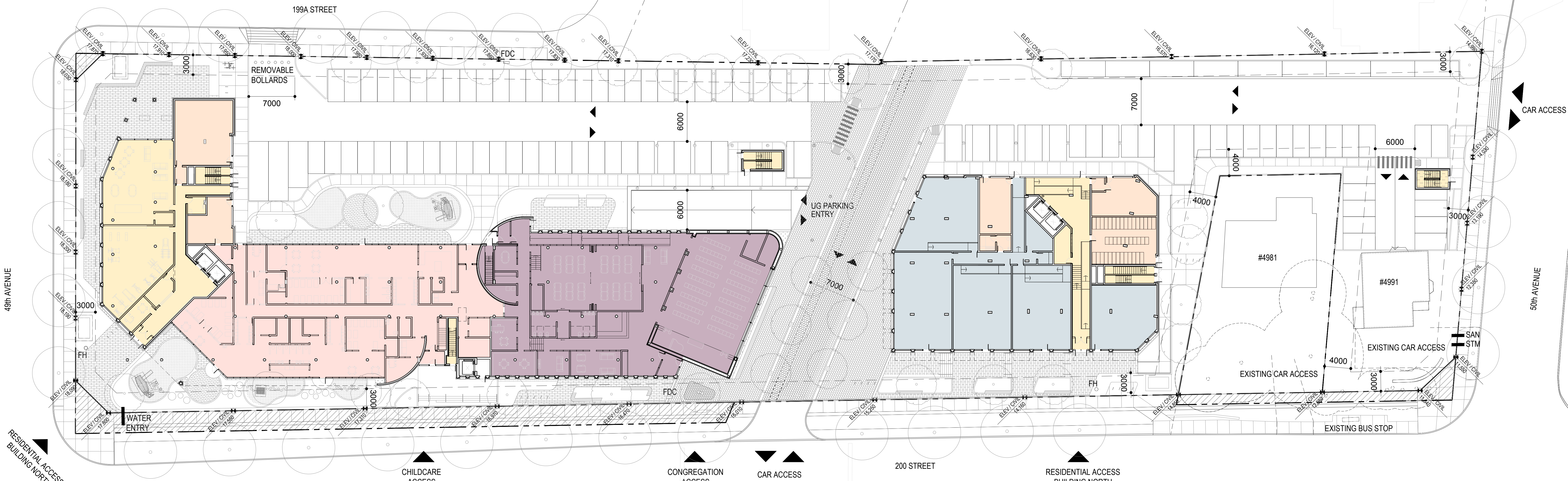
Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address
19991-49TH-AVENUE

Sheet title
SITE-PLAN

Sheet number
Scale 1:250

A101

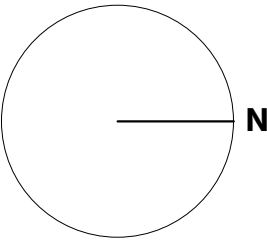


- RESIDENTIAL
- COMMERCIAL - RETAIL
- CONGREGATION
- CHILDCARE
- GARABAGE - BIKE STORAGE & SERVICES
- DEDICATION



hema
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hema.ca

©2021 Copyright reserved. These drawings and the design contained the or which may be referred to herein are, and at all times remain, the exclu property of hema architecture + design hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
December 3rd, 202
Revised Application
January 21st, 2025
Revised Application
March 14th, 2025

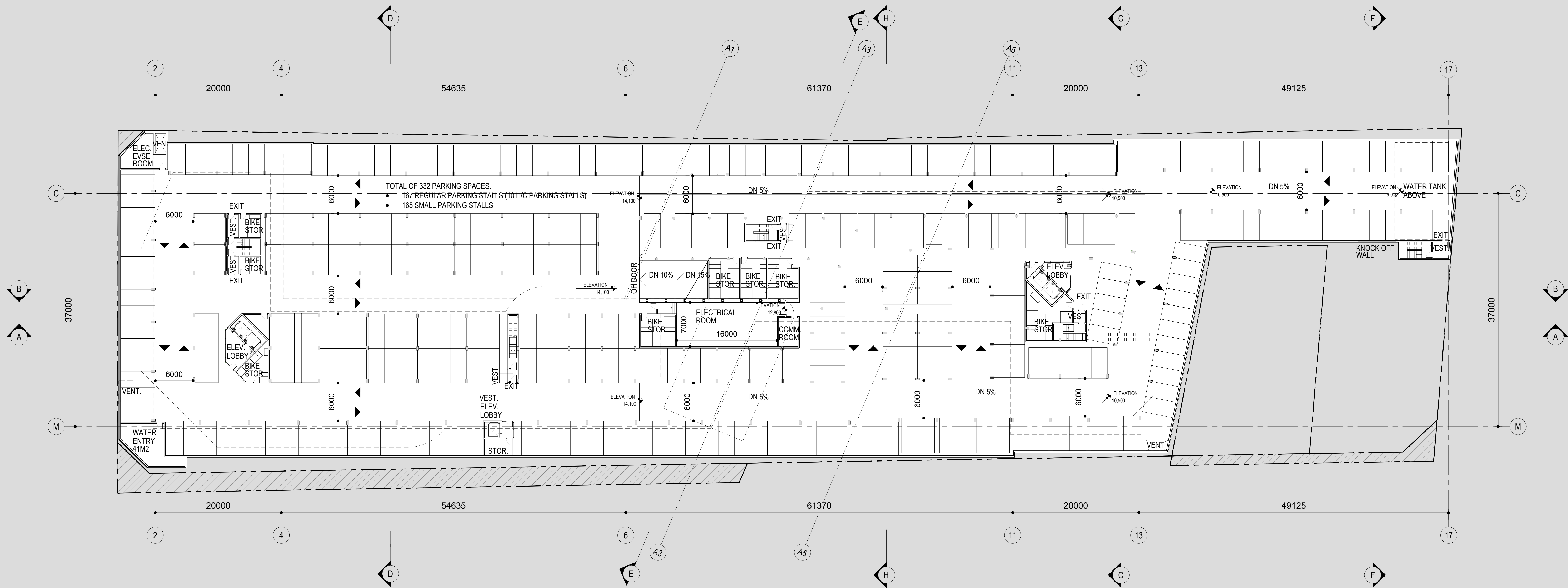
Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-LEVEL-P1

Sheet number
Scale 1:250

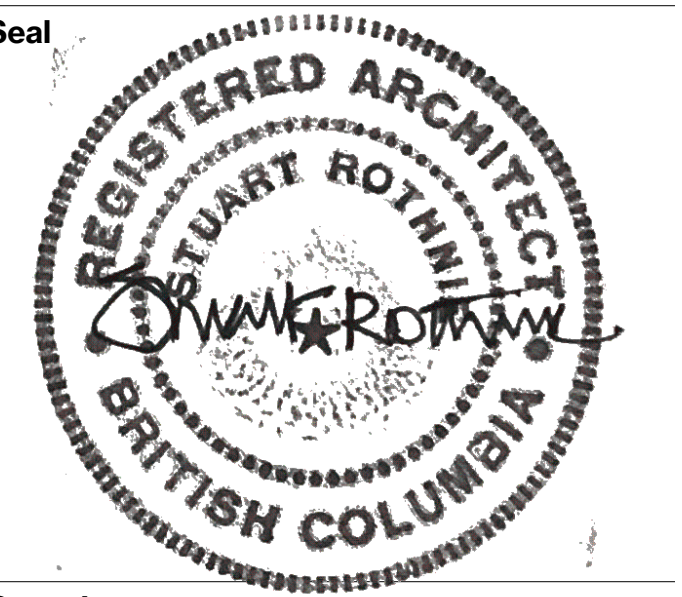
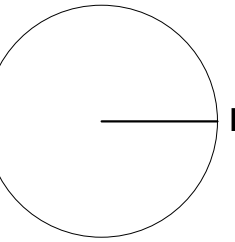
A201





hema
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hema.ca

©2021 Copyright reserved. These drawings and the design contained the or which may be derived therefrom are, and at all times remain, the exclu property of hema architecture + design hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 2022
January 21st, 2025
March 14th, 2025

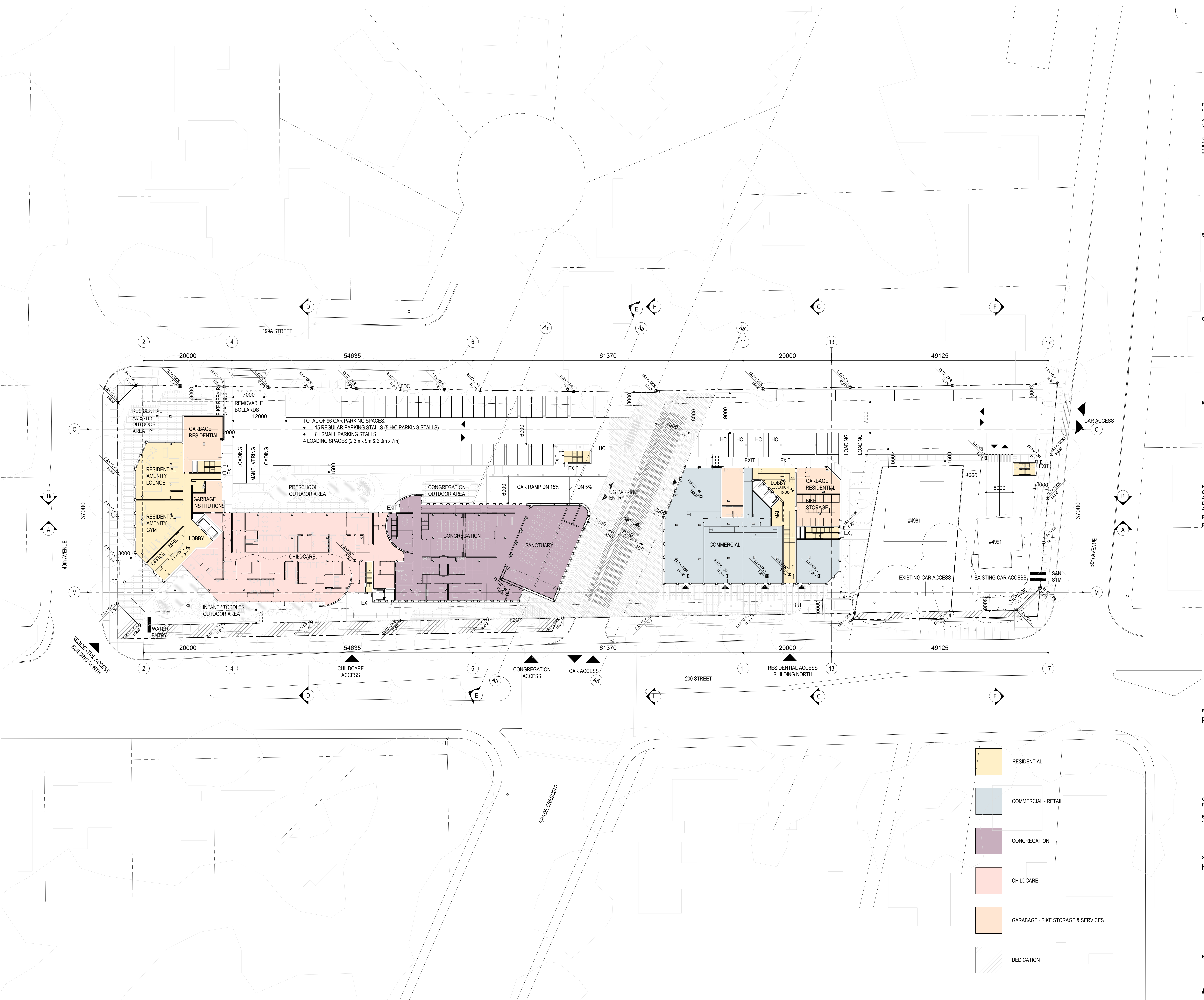
Project title
PNHS-LANGLEY

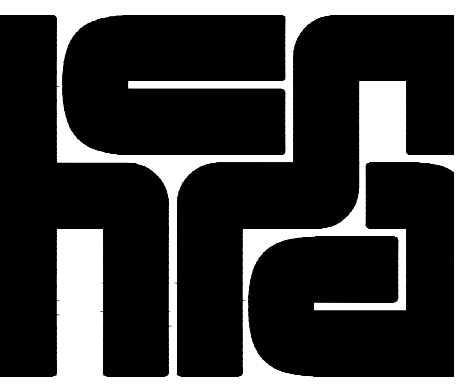
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-LEVEL-1

Sheet number
Scale 1:250

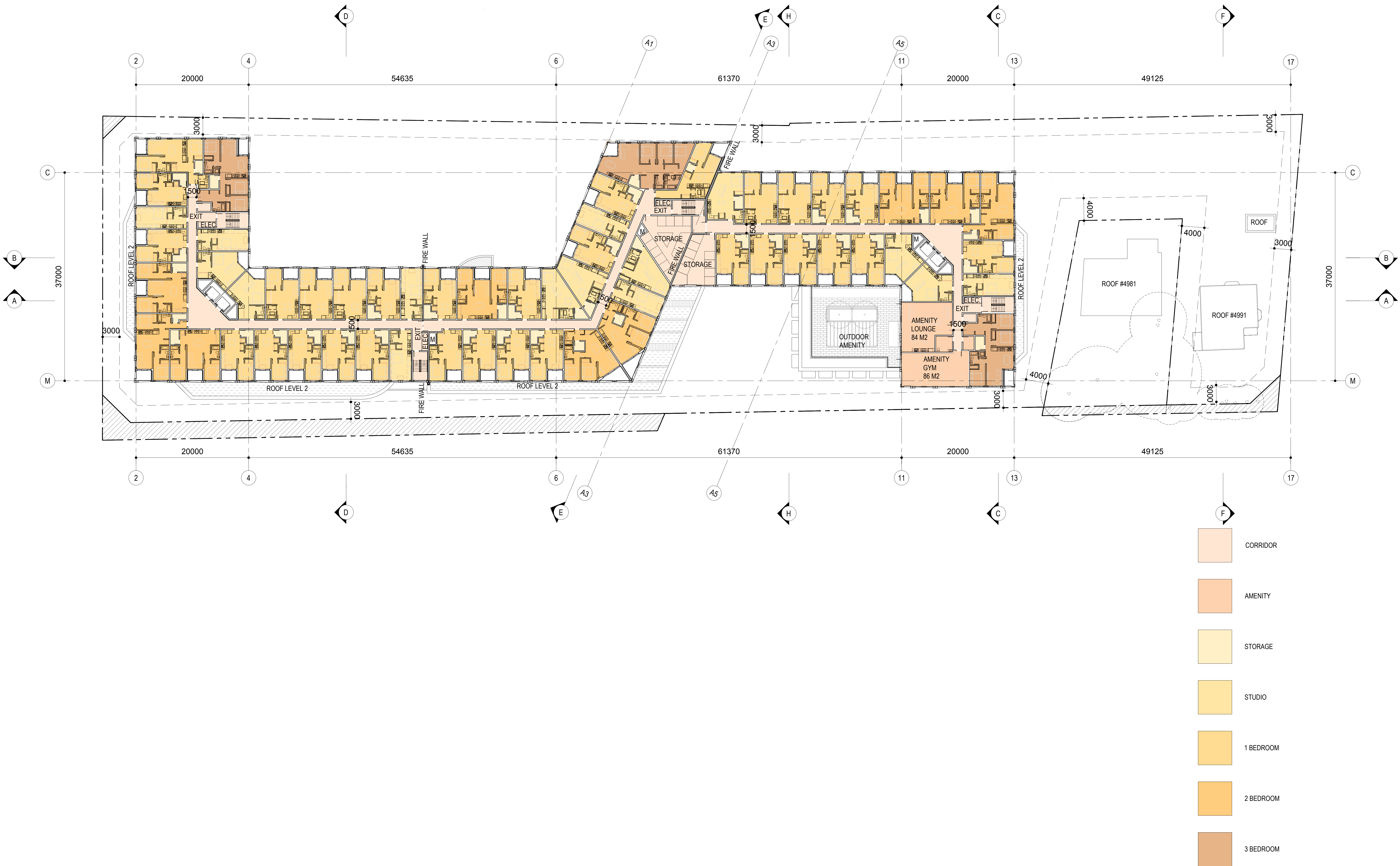
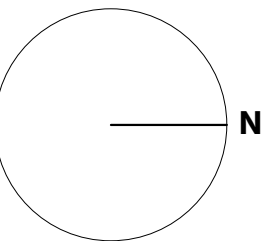
A202





hcm
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hcm.ca

©2021 Copyright reserved. These drawings and the design contained there or which may be inferred therefrom are and at all times remain, the exact property of hcm architecture + design. hcm holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hcm.



Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
December 3rd, 2024
Revised Application
January 21st, 2025
Revised Application
March 14th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH AVENUE

Sheet title
KEY-PLAN-LEVEL-2

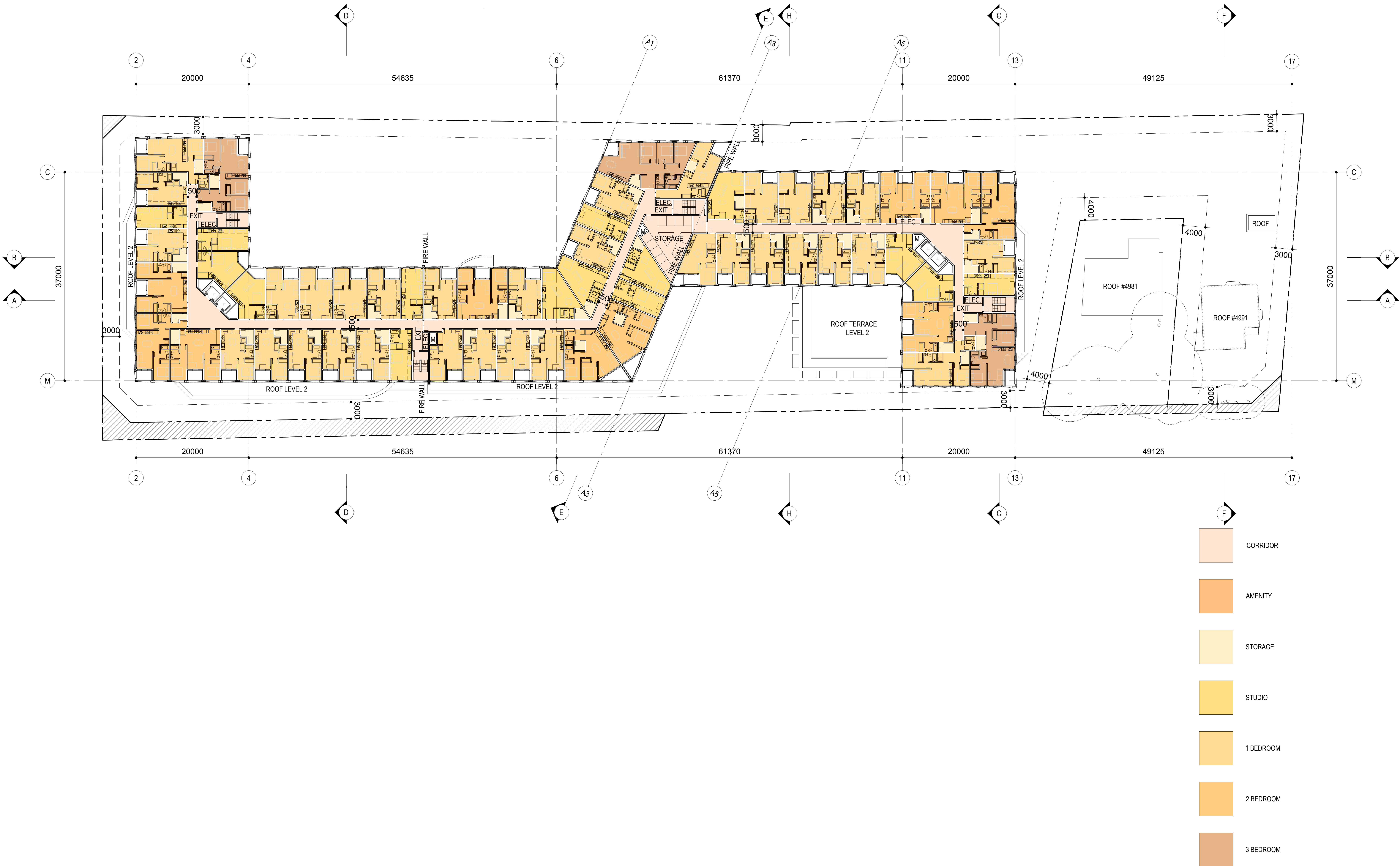
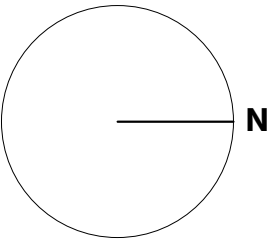
Sheet number
Scale 1:250

A203



hema
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hema.ca

©2021 Copyright reserved. These drawings and the design contained the or which may be inferred therefrom are, and at all times remain, the exclu property of hema architecture + design hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.



Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application

December 3rd, 202
January 21st, 2025
March 14th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address
19991-49TH-AVENUE

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

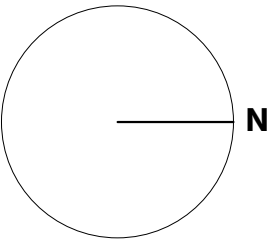
Sheet number
Scale 1:250

A204



hema
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hema.ca

©2021 Copyright reserved. These drawings and the design contained the or which may be referred throughout are, and at all times remain, the sole property of hema architecture + design hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 202
January 21st, 2025
March 14th, 2025

Project title
PNHS-LANGLEY

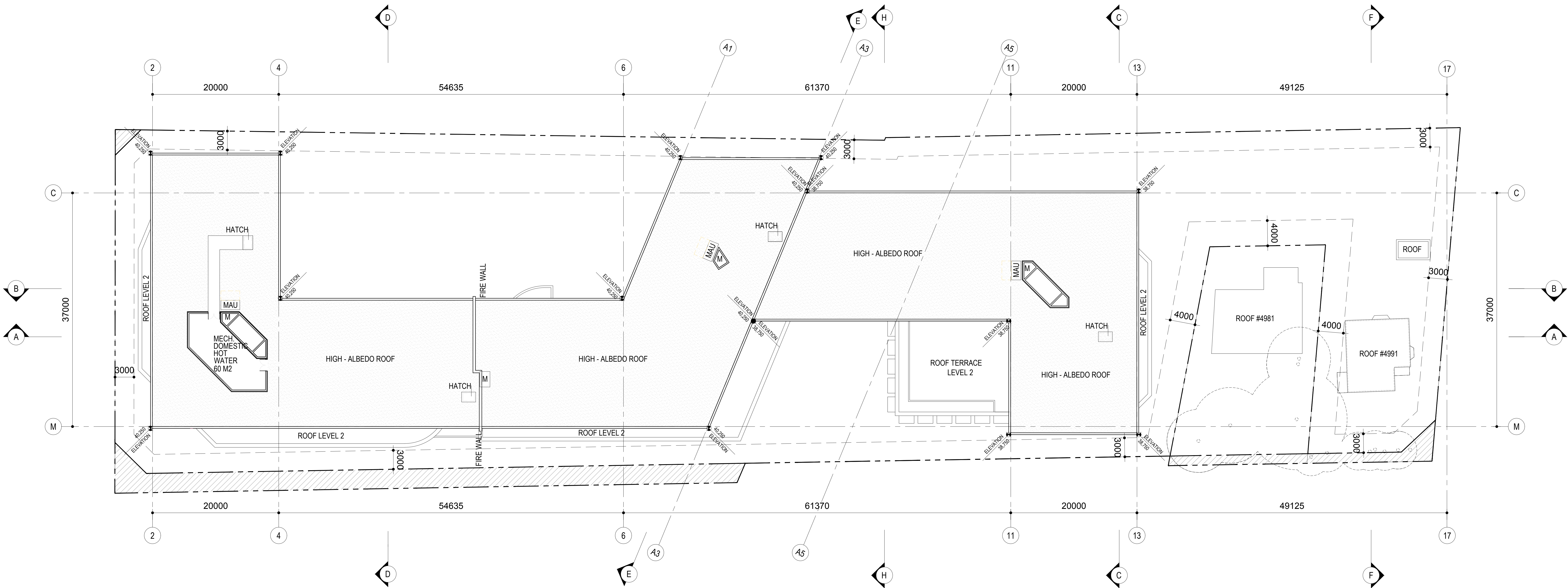
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

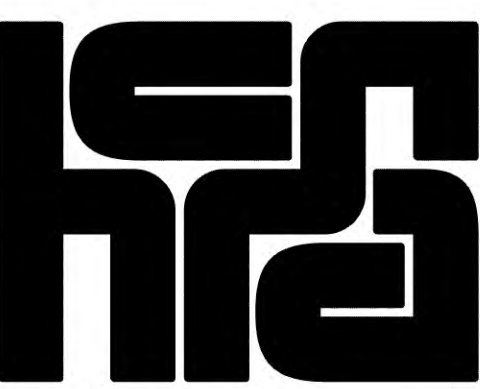
Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-ROOF-PLAN

Sheet number
Scale 1:250

A205





hcm
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hcm.ca

©2021 Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of hcm architecture + design. hcm holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hcm.



Key plan

Issued for

Combined OCP	December 3rd, 2024
Amendment - Rezoning -	
Development Permit	
Application	
Revised Application	January 21st, 2025
Revised Application	March 14th, 2025

Project title
PNHS LANGLEY

Client
Site address

Sheet title
ELEVATIONS

Printed Date
2025-03-14

Sheet number
Scale 1:250

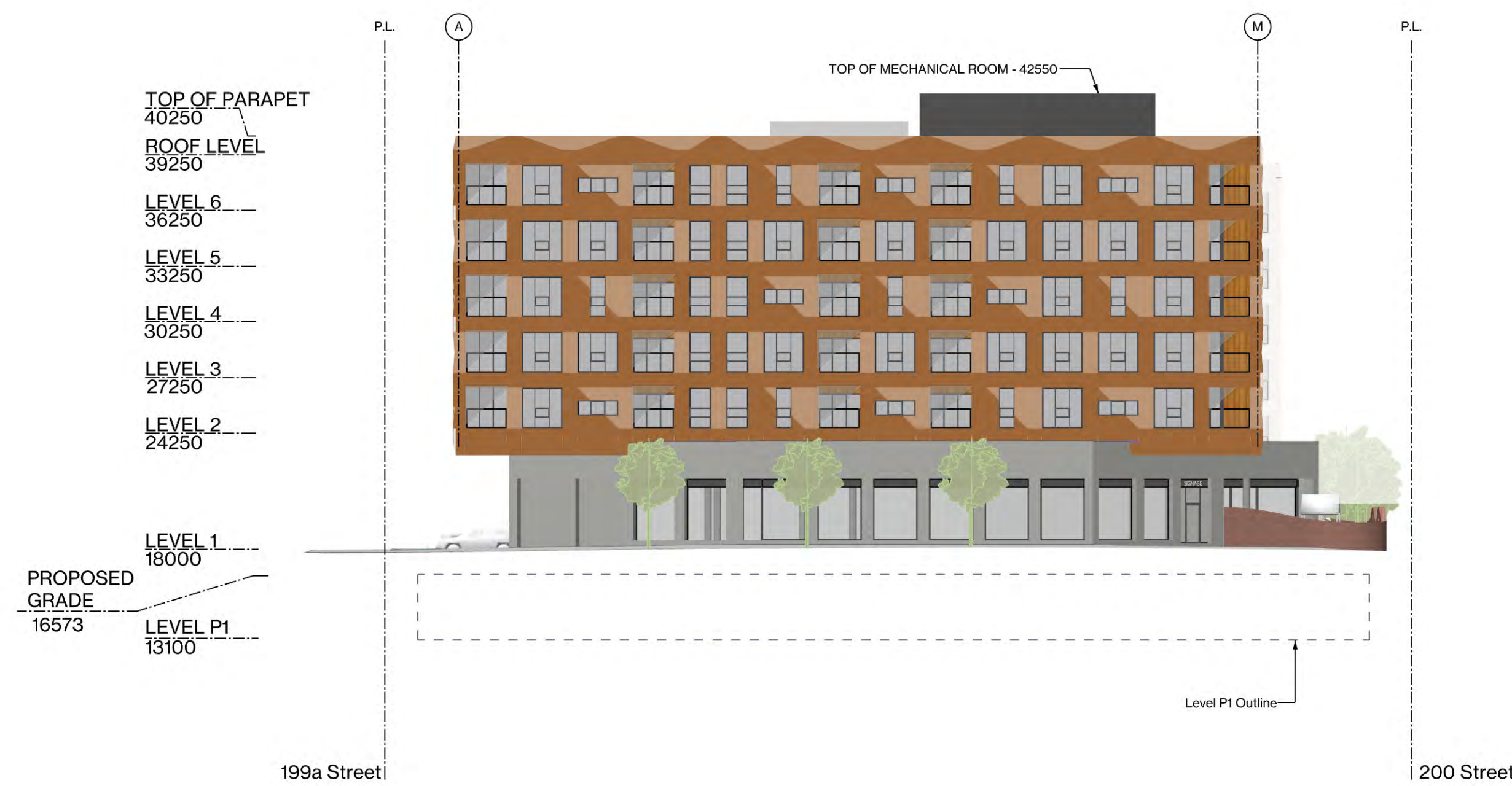
A301



ELEVATION WEST



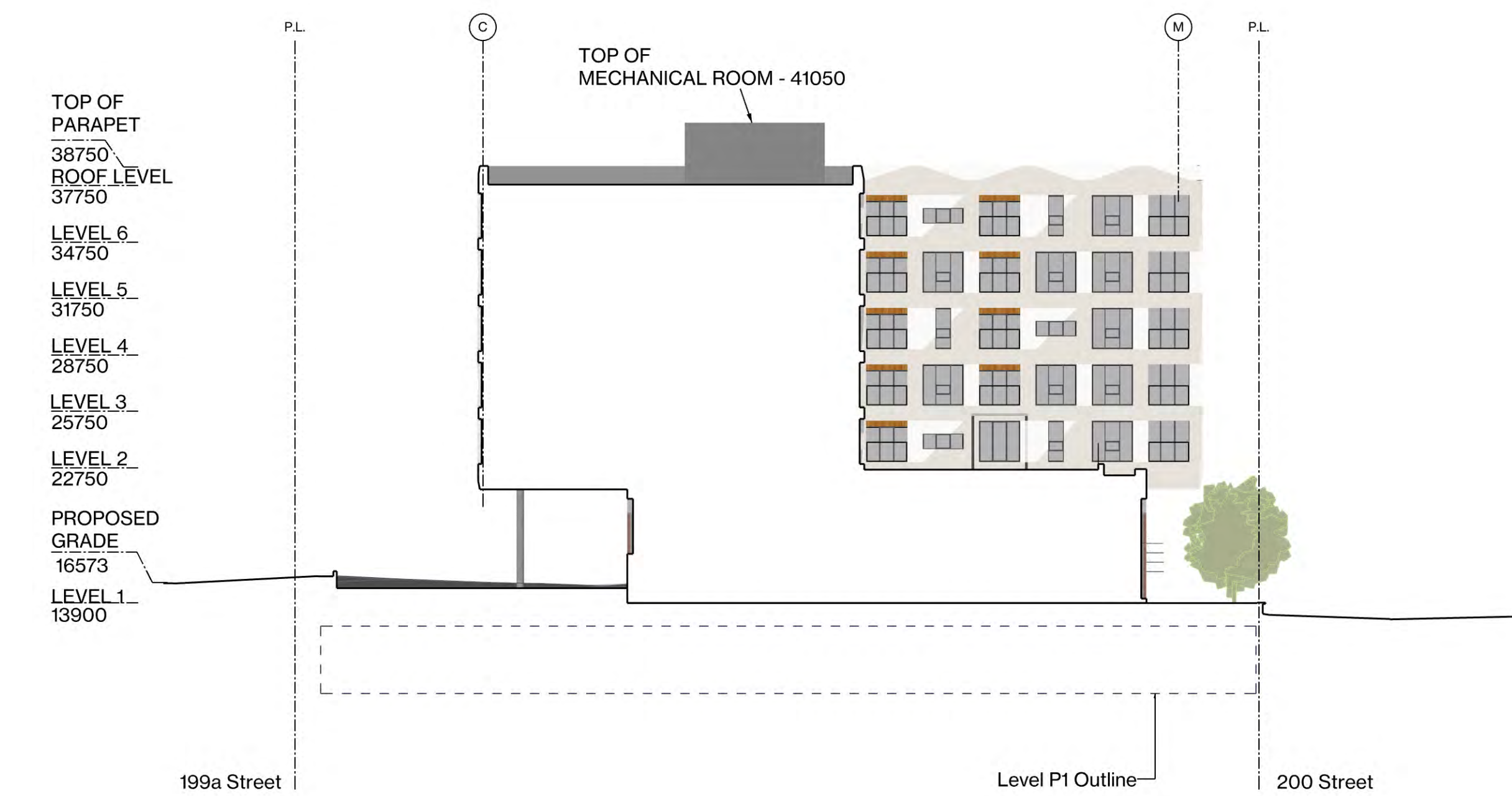
ELEVATION EAST



ELEVATION SOUTH 1



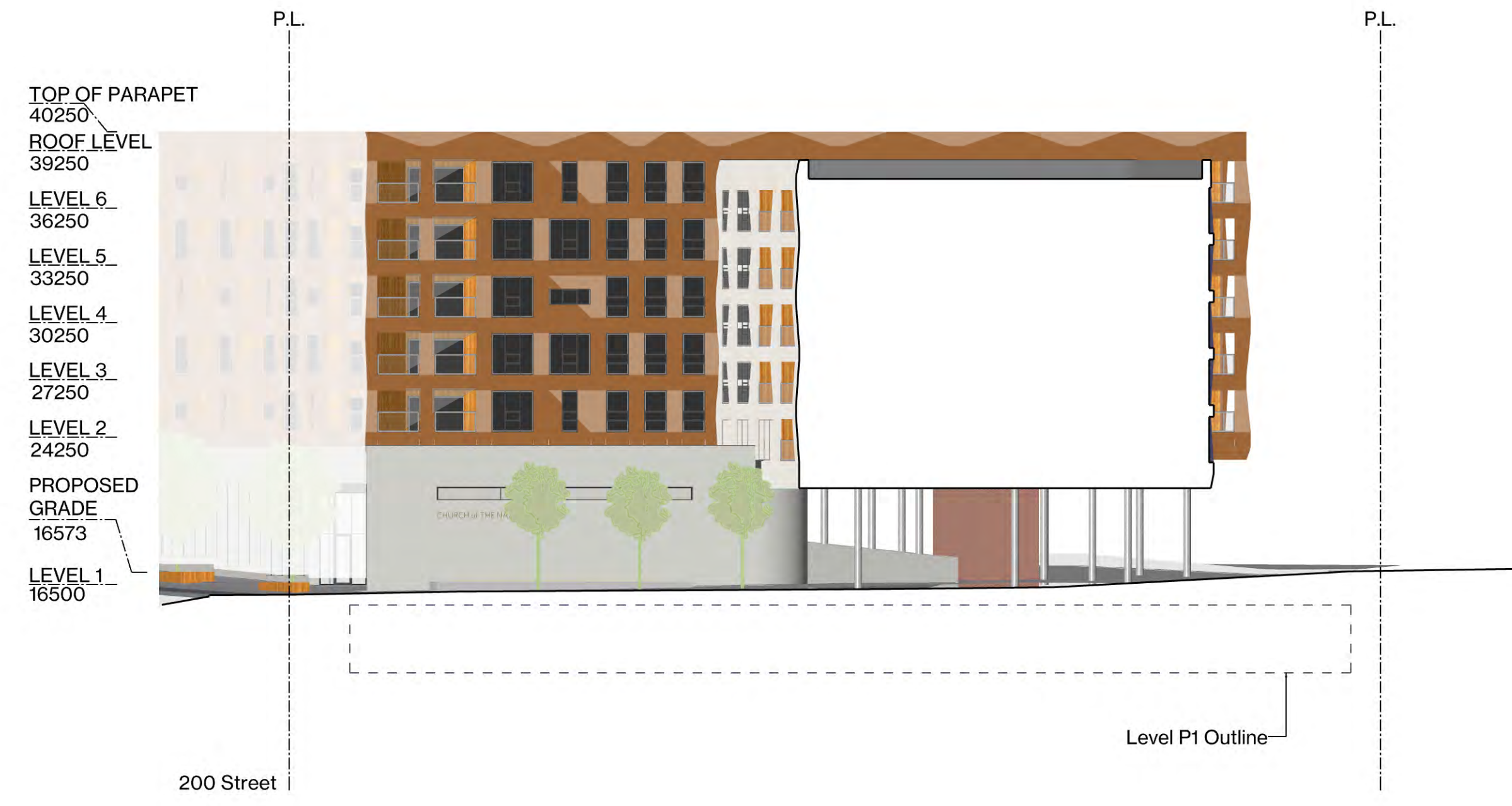
ELEVATION SOUTH 3



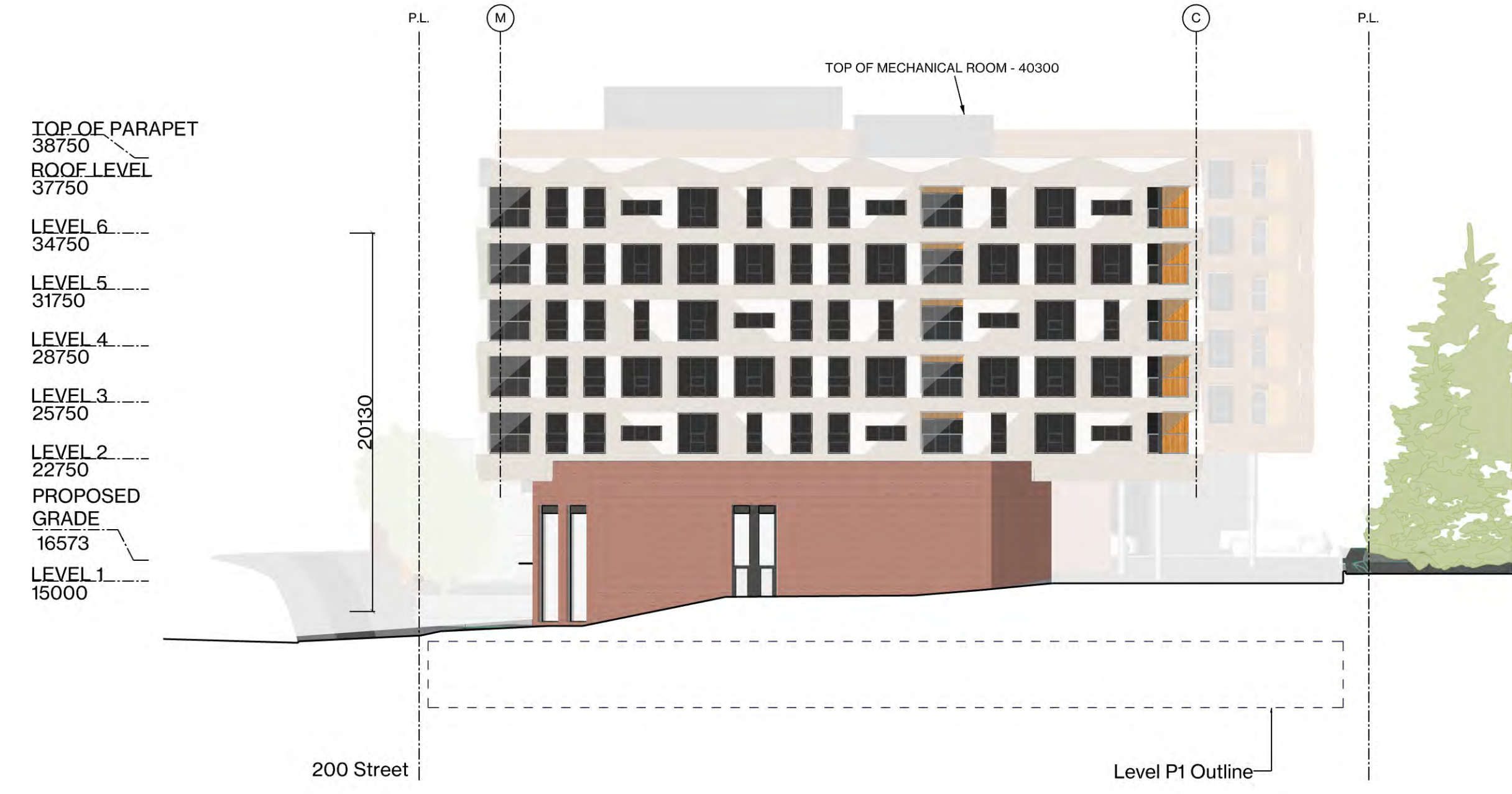
ELEVATION SOUTH 2



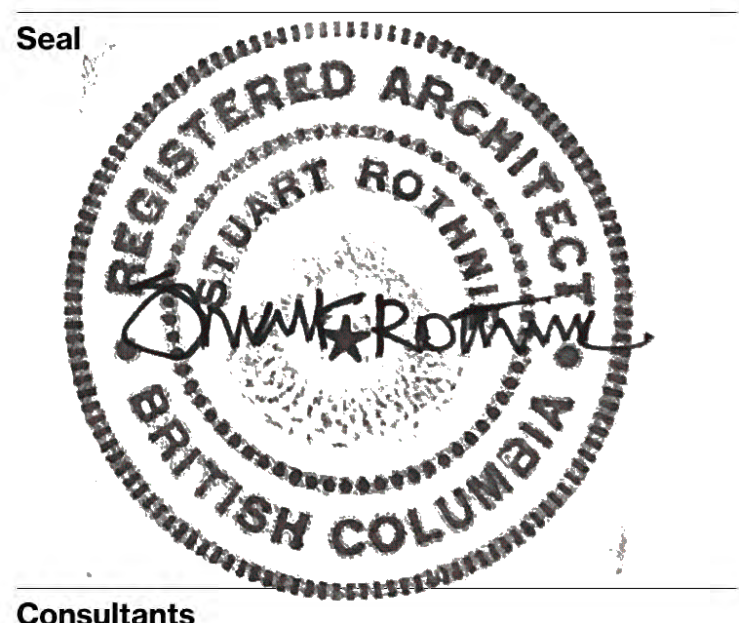
ELEVATION NORTH 2



ELEVATION NORTH 3 - BRIDGE



ELEVATION NORTH 1



Key plan

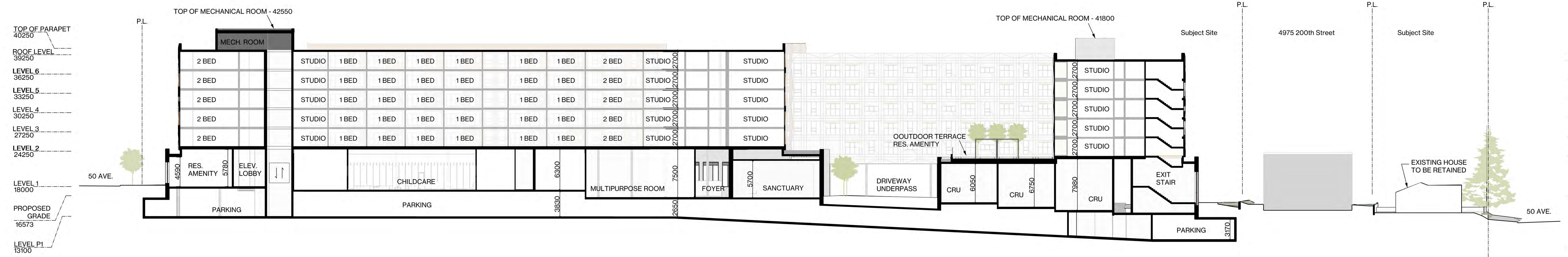
Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 2024
January 21st, 2025
March 14th, 2025

Project title
PNHS LANGLEY

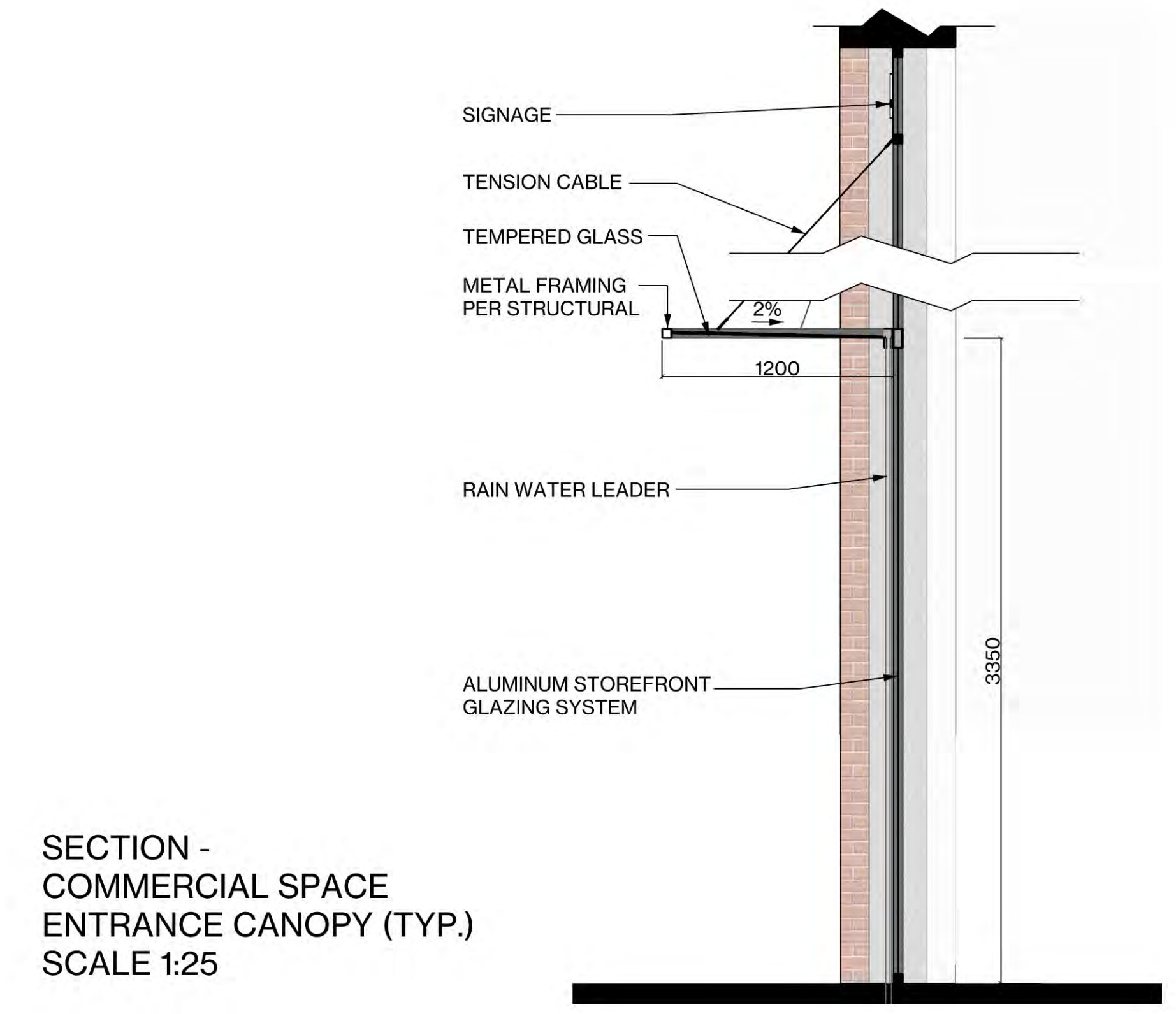
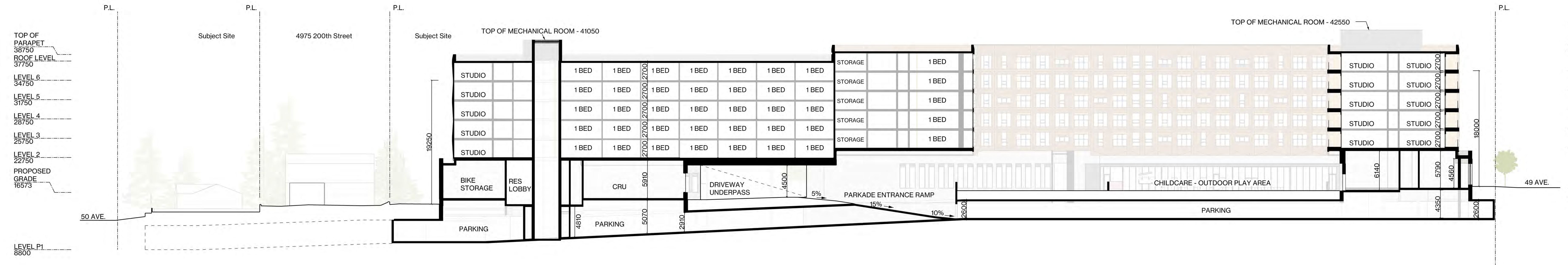
Client
Site address

Sheet title
SECTIONS

Printed Date
Sheet number
2025-03-14
Scale 1:250

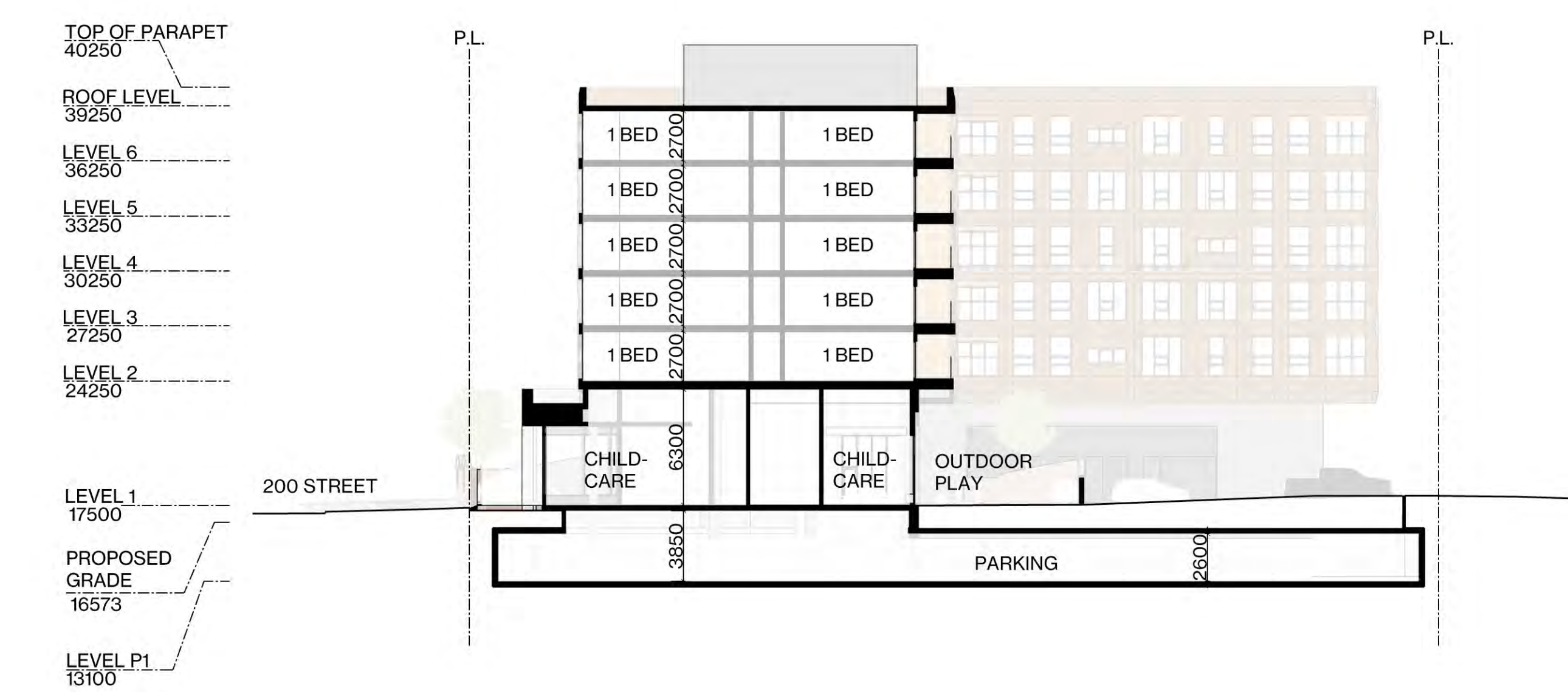


SECTION AA

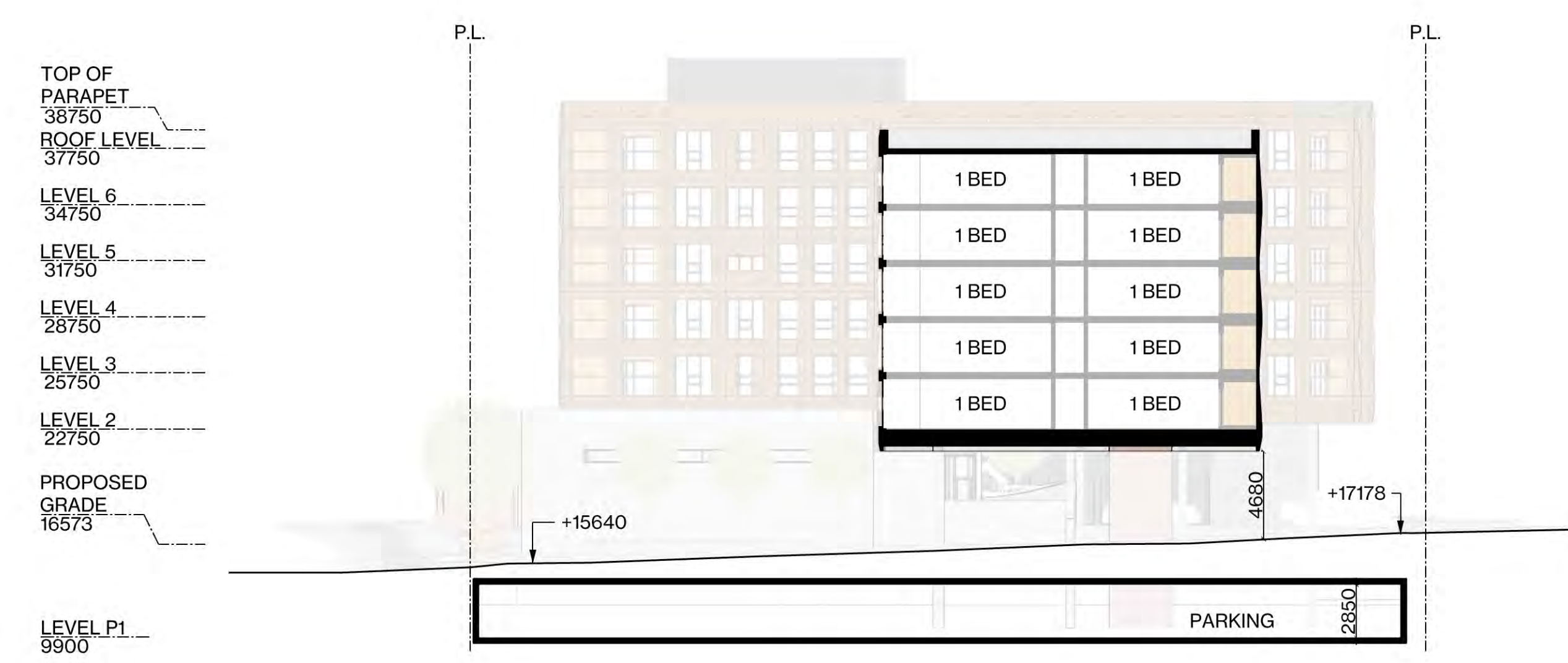


SECTION -
COMMERCIAL SPACE
ENTRANCE CANOPY (TYP.)
SCALE 1:25

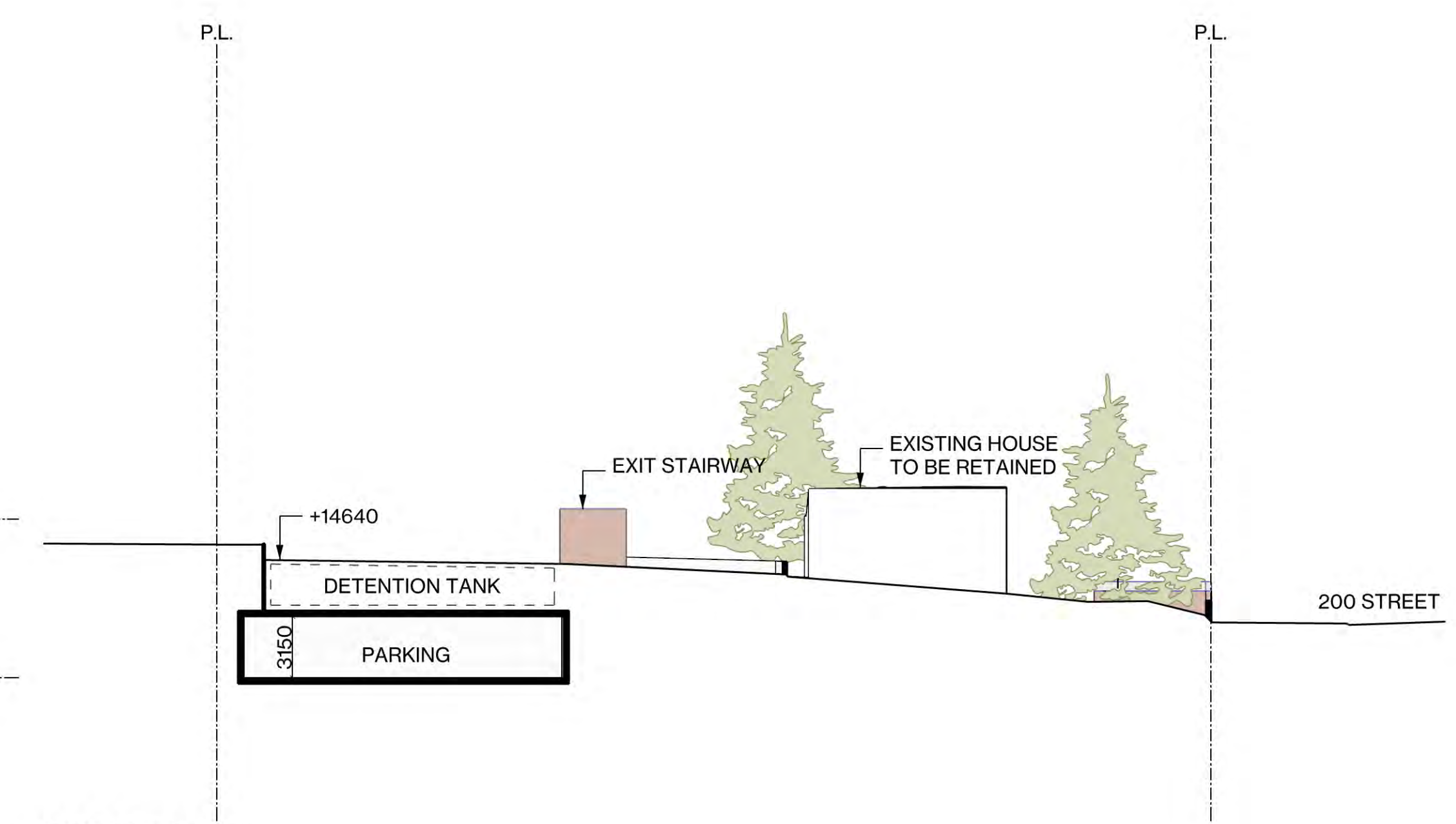
SECTION CC



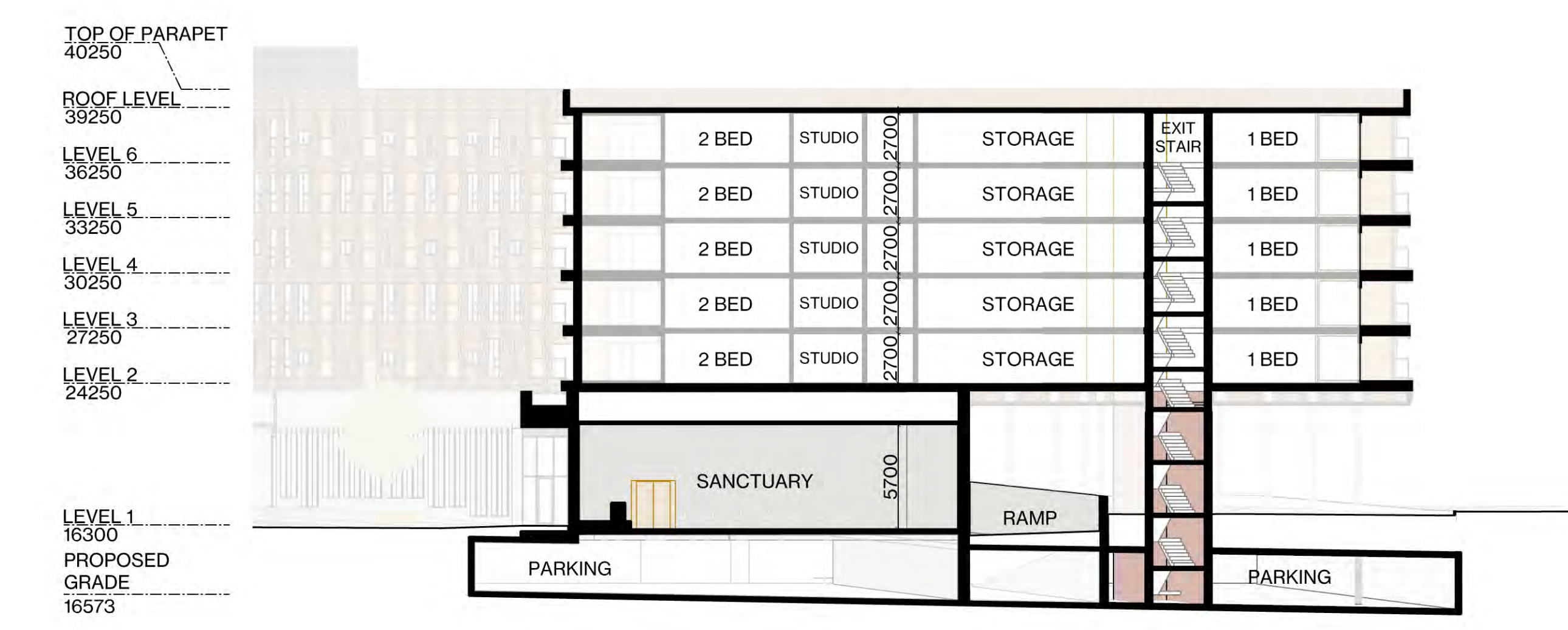
SECTION DD



SECTION HH



SECTION FF



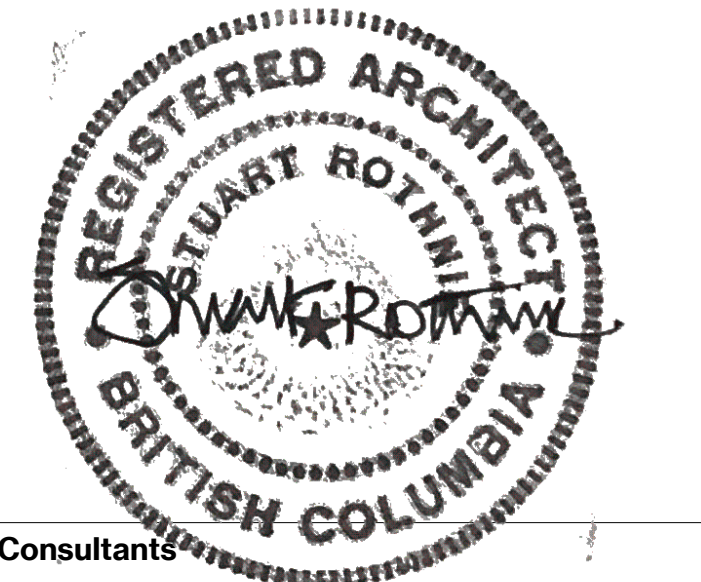
SECTION EE

Material Palette



hema
architecture + design
400 - 675 W Hastings St
Vancouver BC V6B 1N2
604.732.6620
hema.ca

©2024 Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and all files remain, the exclusive property of hema architecture + design. hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.



Key plan

Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

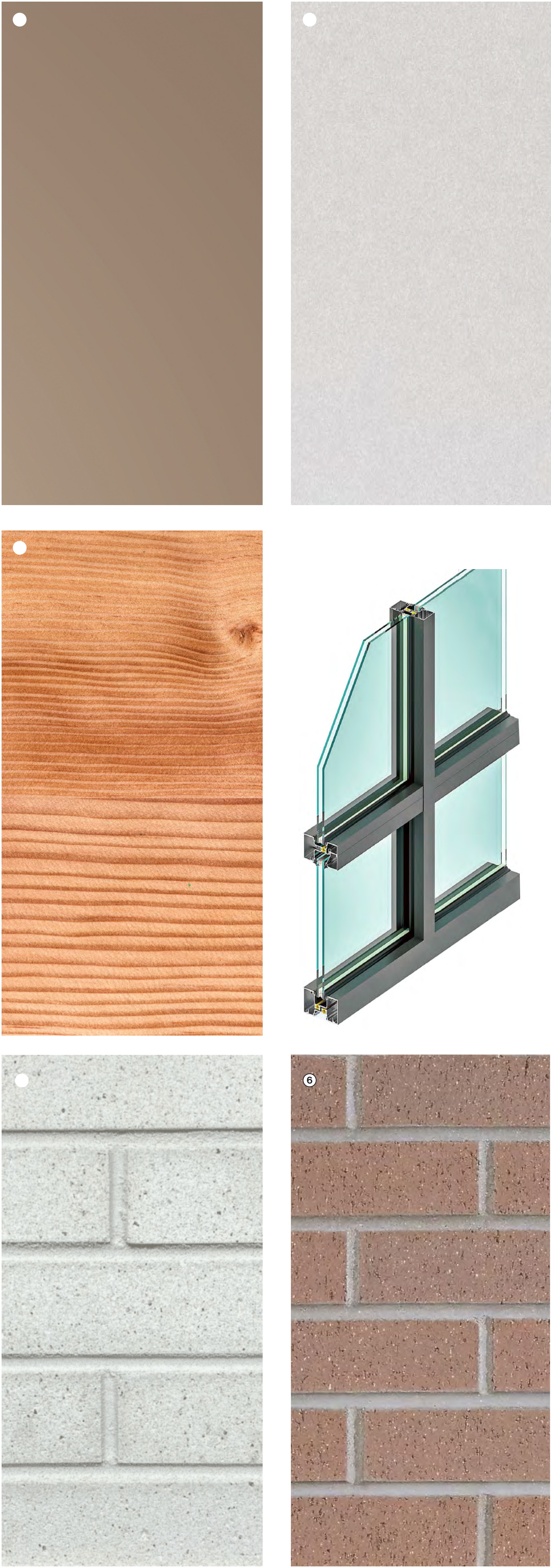
Client
Pacific Nazarene Housing Society

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

Sheet title
MATERIAL PALETTE

Sheet number

A321



metal panel, Bronze
metal panel, silver
wood finish, douglas fir
Charcoal mullions
Silver Brick
Terra Cotta Brick



Façade Module Types

Façade Module Layout



hema
architecture + design
400 - 675 W Hastings St 604.732.6620
Vancouver BC V6B 1N2 hema.ca

©2024 Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and to all times remain, the exclusive property of hema architecture + design. hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.

A

B

A1

B1

A2

B2

A3

B3

A4

B4

A5

B5

A6

B6

PARAPET CAP

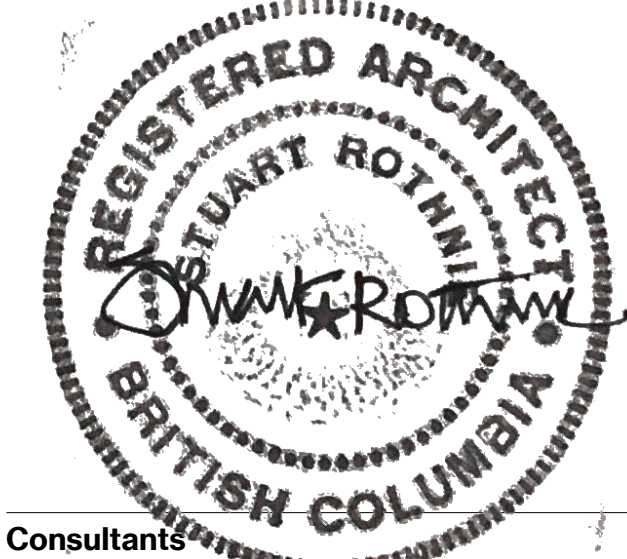
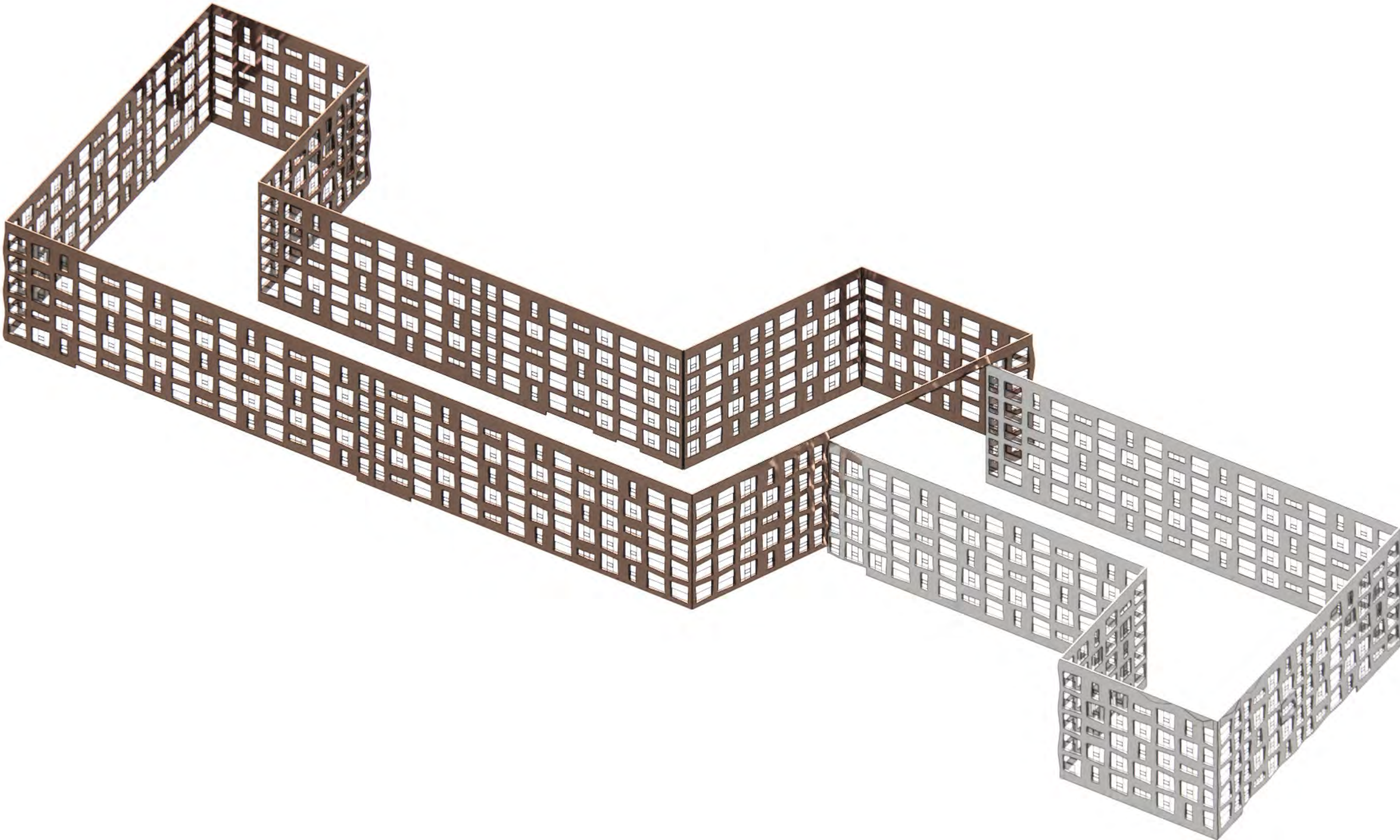
BALCONY

BEDROOM 1

BEDROOM 2

LIVING ROOM

SOFFIT CAP



Key plan

Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Client
Pacific Nazarene Housing Society

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

Sheet title
FACADE MODULES

Sheet number

A322



architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hcma.ca
©2021 Copyright reserved. These drawings and the design contained the
or which may be revised throughout the project. The design is the property of hcma architecture + design hcma holds the copyright and
ownership in the said drawings, which cannot be used for any purpose
without the express written consent of hcma.



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 202
January 21st, 2025
March 14th, 2025

Project title
PNHS-LANGLEY

PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address
19991-49TH AVENUE

Sheet title
AXO-1

Sheet number
Scale 1:250

A331



hema
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hema.ca

©2021 Copyright reserved. These drawings and the design contained the or which may be referred to herein are, and at all times remain, the exclu property of hema architecture + design hema holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hema.



Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application

December 3rd, 202
January 21st, 2025
March 14th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
AXO-2

Sheet number Scale 1:100

A332