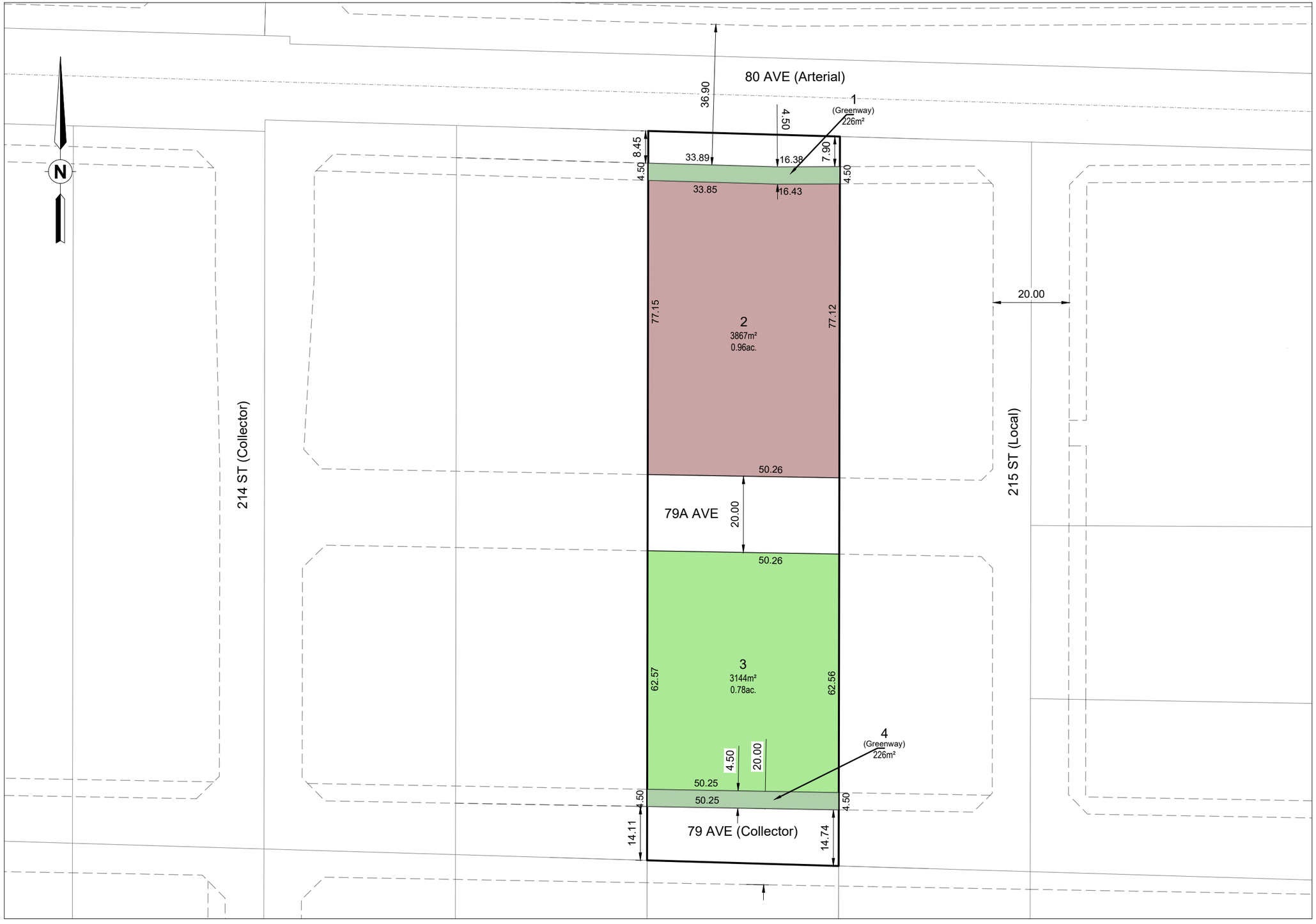


NOTES

1. Drawing based on topographic survey dated February 28, 2022 (McElhanney Ltd.)
2. 80 Avenue varied dedication within subject site is shown per existing ToL 08-24-0086 as reviewed by Township.
3. 79A Ave aligned with ToL project 08-24-0091 and fulfills Williams Neighbourhood Plan Section 4.4(5) requirement for a local high street in this location.
4. Williams NP Section 5.5.2 (1) permits a maximum gross floor area 2.4 times the net developable area.
5. Proposed rezoning to CD Comprehensive Development to accommodate high density apartment land use designation (2.4 FSR).
6. Layout and road network subject to review and approval by the Township of Langley.

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DATE: 2026-07-07, 14:15 FILE: X:\2111\21114\05975-00 Williams Horizons - 21456 80 Ave, Langley\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\26-04-30 05975-00 Sketch 4.dwg

LEGEND

- Subject Site Boundary
- 4.5m Greenway Dedication
- CD Zone (High Density Apartment)
- Urban Park

SITE STATISTICS

PID	Address
011-971-738	21456 80 Ave

DRAFT - FOR DISCUSSION ONLY

Date	Rev	Note	Initial
2026.05.01	0	Updated for current Williams NP	VV

SKETCH 4
Williams NP
21456 80 Avenue
Langley, BC

DATE: May 1, 2026
PREPARED FOR: Williams Horizons Developments
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-05975-00
MUN. PROJECT: 08-24-0094

McElhanney
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