

PLAN AMENDMENT APPLICATION

19653 & 19665 WILLOWBROOK DRIVE



CICCOZZI
ARCHITECTURE

JULY 25, 2023

PROJECT STATISTICS

WILLOWTREE TOWERS

MIXED-USE RESIDENTIAL DEVELOPMENT

Existing Zoning:	COMMERCIAL ZONE	Civic Addresses:	19653 & 19665 WILLOWBROOK DRIVE, TOWNSHIP OF LANGLEY, BC
OCF:	WILLOWBROOK COMMUNITY PLAN	Legal Addresses:	LOT 118, SECTION 10, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP66629 PART NE 1/4, LOT 119, SECTION 10, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP66629 PART NE 1/4.
Proposed Zoning:	CD		

SITE AREA

Metric (S.M.)	Imperial (S.F.)	
17,373.1	187,003.0	Site Area (Gross)
0.00	0.00	Dedication:
17,373.1	187,003.0	Site Area (Net)

PERMITTED & PROPOSED

LOT COVERAGE	Permitted		Proposed	
	Metric (S.M.)	Imperial (S.F.)	Metric (S.M.)	Imperial (S.F.)
FSR AREA				
RESIDENTIAL			126,750.1 M2	1,364,326.3 SF
COMMERCIAL			4,228.5 M2	45,515.1 SF
Total	0	0	130,978.6 SF	1,409,841.4 SF
FSR				
RESIDENTIAL	N/A		7.30	
COMMERCIAL	N/A		0.24	
Total	N/A		7.54	
BUIDING HEIGHTS				
Towers			44 & 40 Storeys	
Podium			6 Storeys	
SETBACKS				
North	N/A	N/A	5.0	9'-10 1/8"
East	N/A	N/A	5.0	9'-10 1/8"
South	N/A	N/A	5.0	24'-7 1/4"
West	N/A	N/A	7.5	24'-7 1/4"

UNIT MIX - PHASE 3 (CONCRETE TOWER & PODIUM)

Level	Unit Mix - Residential				TOTAL
	STUDIO	1BD	2BD	3BD	
TOWER 1	0	190	114	38	342
TOWER 2	0	190	114	38	342
TOWER 3	0	170	102	34	306
TOWER 4	0	170	102	34	306
PODIUM	0	120	140	30	290
TOTAL	0	840	572	174	1586
%	0.00%	52.96%	36.07%	10.97%	

AGE FRIENDLY AMENITY AREA CALCULATION

RESIDENTIAL	Total Required		Total Provided	
	Metric (S.M.)	Imperial (S.F.)	Metric (S.M.)	Imperial (S.F.)
	6,344.0 M	68,286.2 SF	6,184.0 M	66,564.0 SF

OFF-STREET PARKING

Bylaw	Total Required	Calculations	Required	Provided
RESIDENTIAL				
BYLAW 2500 SECTION 107.3	1.5 STALLS / UNIT	1586 x 1.5 STALLS	2379	2379
	10% OF WHICH IS VISITOR	10% TOTAL RESIDENTIAL	238	238
COMMERCIAL				
BYLAW 2500 SECTION 107.3	ALL / 35 M2 OF GFA	4,228.5 M2 / 35	121	121
TOTAL PARKING			2500	2500

OFF-STREET LOADING

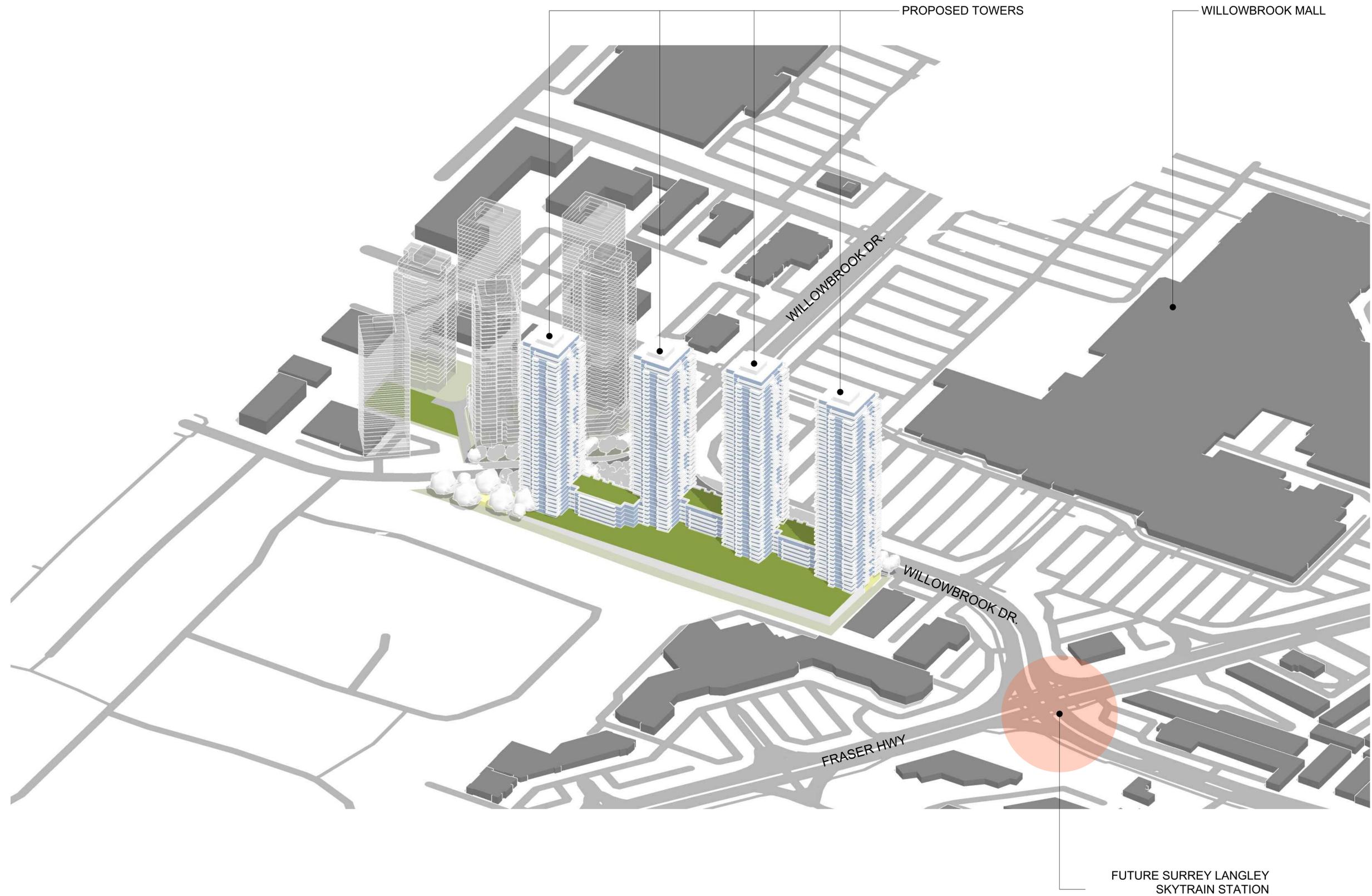
	REQUIRED	PROVIDED
COMMERCIAL	1 FOR EACH BUILDING OVER 50 0M2	1 LOADING SPACE

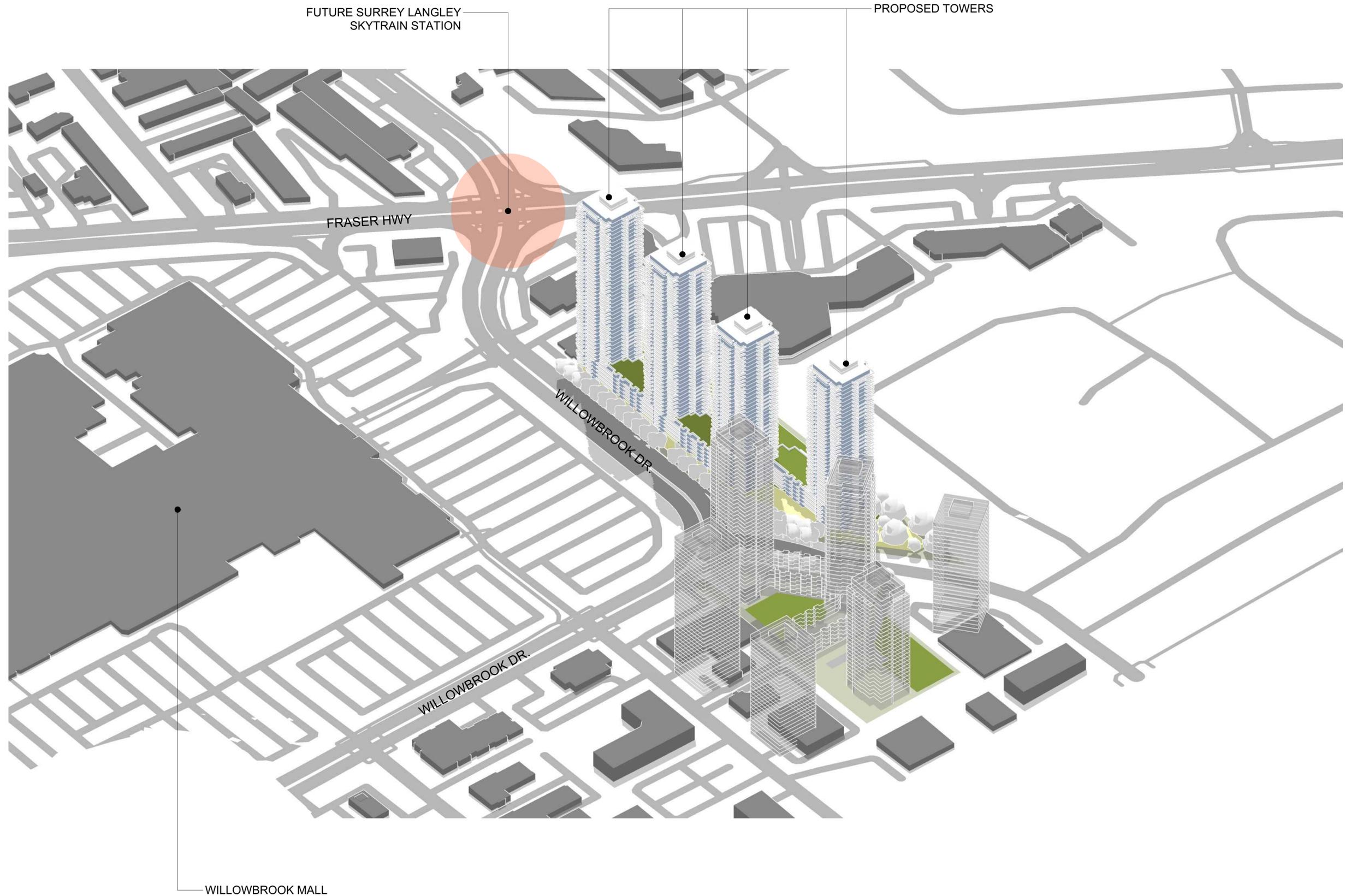
BICYCLE PARKING

	Requirement	Calculations	Required	Provided
RESIDENTIAL (SECURED)	1.2 SPACES / UNIT	1586 x 1.2	1903	1903
COMMERCIAL	0.06 SPACES / 100 M2 OF RETAIL & OFFICE SPACE	4,228.5 M2 / 100 X 0.06	3	3
TOTAL			1906	1906

AREA CALCULATION - CONCRETE TOWERS & PODIUM

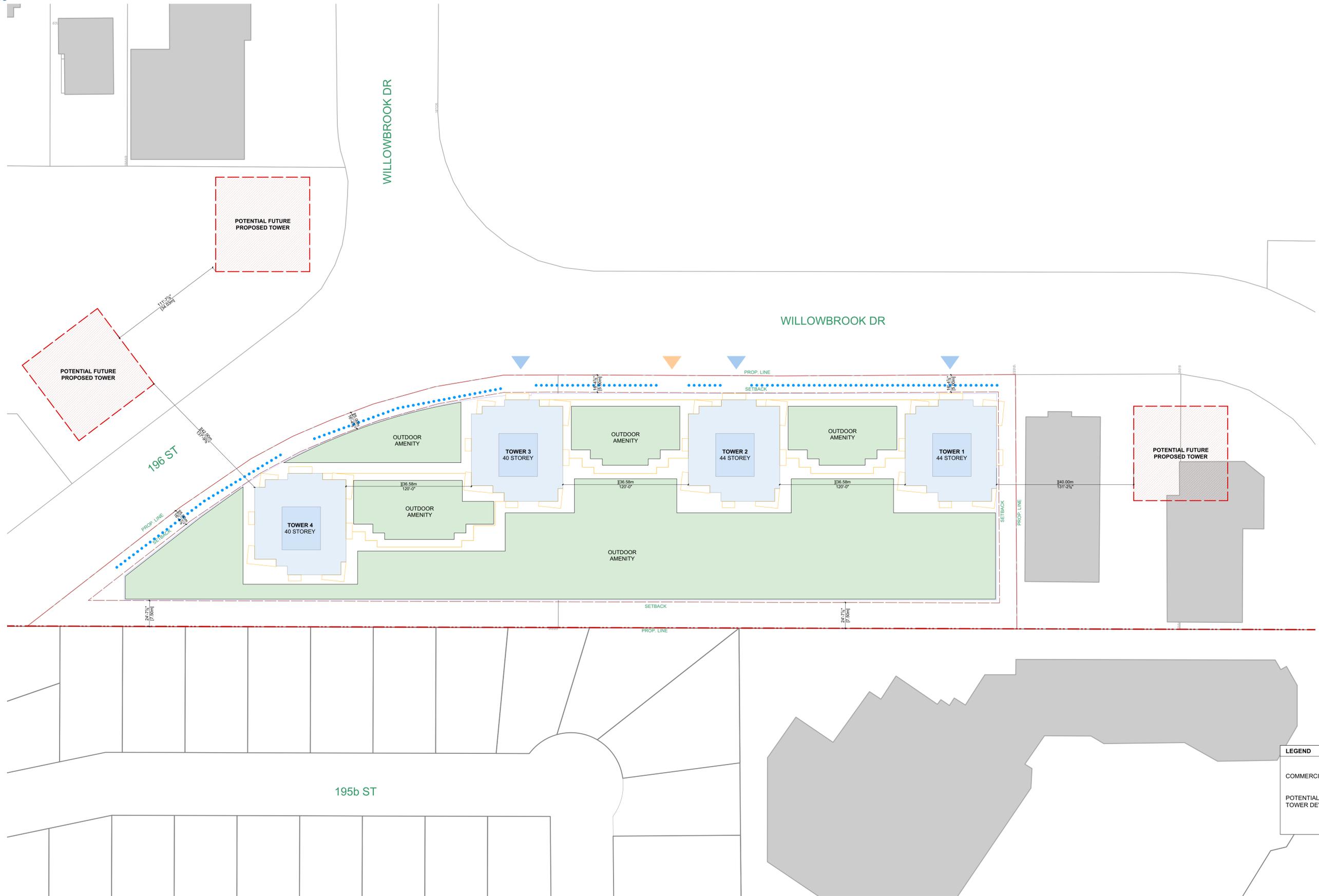
LEVEL	PODIUM						TOWER 1						TOWER 2						TOWER 3						TOWER 4					
	Gross Floor Area		FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area						
	COMMERCIAL	RESIDENTIAL		Saleable	Avg. Unit Size	Efficiency			RESIDENTIAL	Saleable	Avg. Unit Size			Efficiency	RESIDENTIAL	Saleable			Avg. Unit Size	Efficiency	RESIDENTIAL			Saleable	Avg. Unit Size	Efficiency	RESIDENTIAL	Saleable	Avg. Unit Size	Efficiency
LEVEL 44						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 43						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 42						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 41						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 40						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 39						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 38						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 37						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 36						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 35						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 34						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 33						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 32						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 31						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 30						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 29						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 28						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 27						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 26						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 25						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 24						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 23						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 22						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 21						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 20						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 19						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 18						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 17						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 16						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 15						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%					
LEVEL 14						7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF	85.4%	7,621.4 SF	7,621.4 SF	6,512.0 SF	723.6 SF											





SITE PLAN

1 : 500



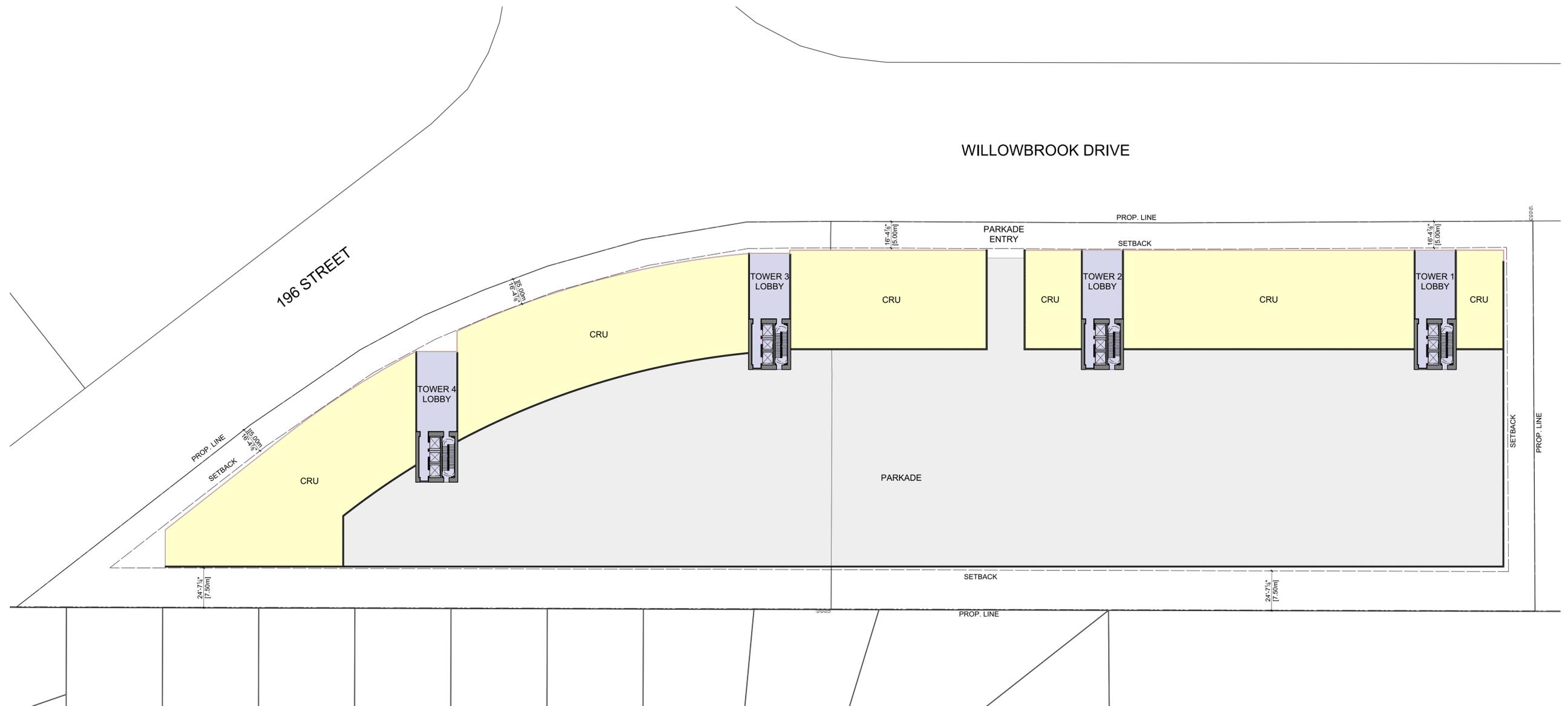
LEGEND

- COMMERCIAL FRONTAGE
- POTENTIAL FUTURE-TOWER DEVELOPMENT



FLOOR PLAN - LEVEL 1

1/32" = 1'-0"



FLOOR PLAN - LEVEL 2

1/32" = 1'-0"



FLOOR PLAN - LEVEL 3-6

1/32" = 1'-0"



FLOOR PLAN - LEVEL 8-44 (TWR 1 & 2) - 8-40 (TWR 3 & 4)

1/32" = 1'-0"

