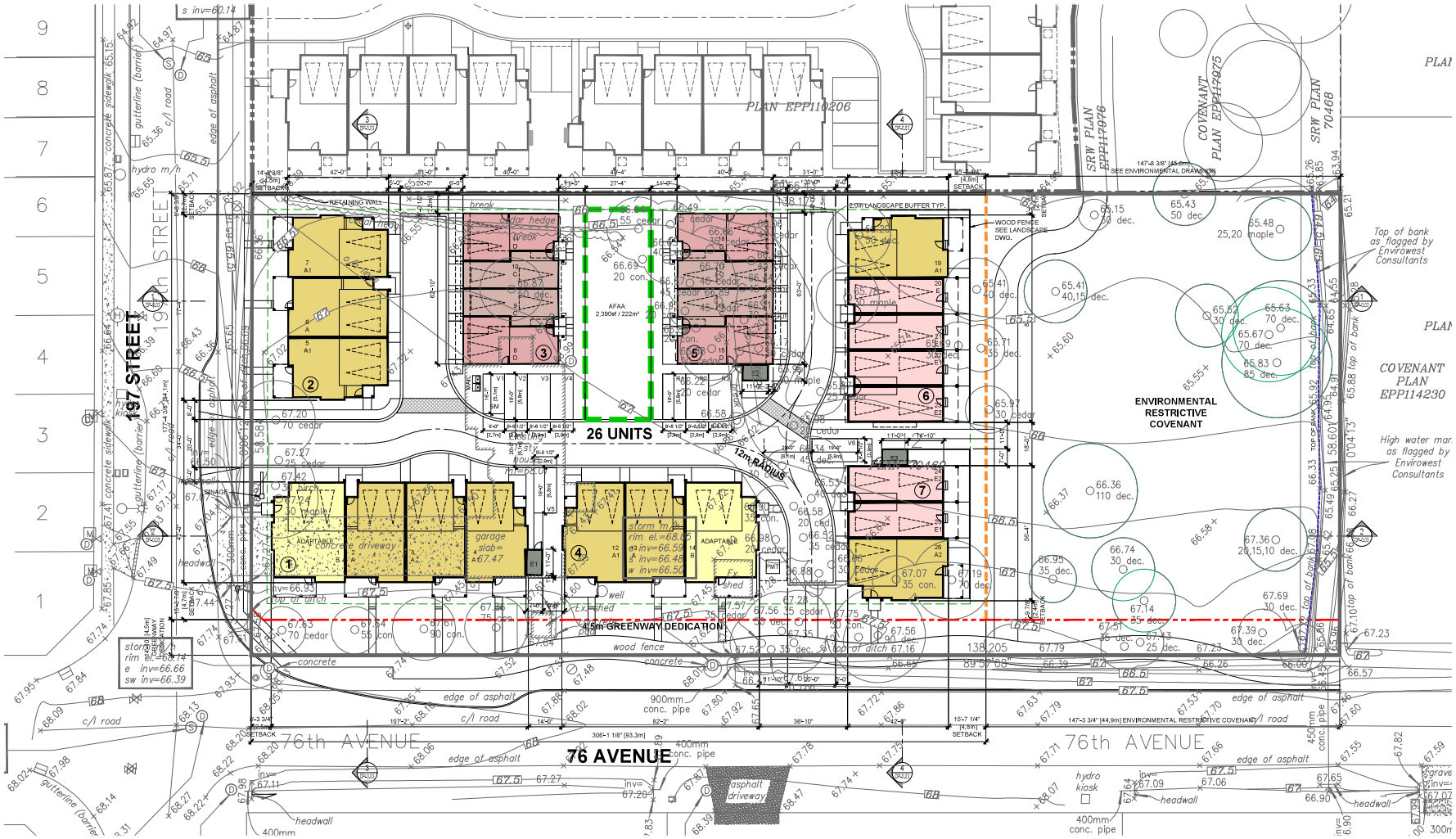


SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 12 SECTION 22 TOWNSHIP 8 NWD PLAN 70469

CIVIC ADDRESS:
7620 197 STREET, TOWNSHIP OF LANGLEY, BC

ZONING INFORMATION:

OCP:	WILLOUGHBY	
NCP:	LATIMER - RH/TH A (8-15 UPA)	
ZONE:	EXISTING:	SR-2
	PROPOSED:	CD
LOT AREA:	GROSS LOT AREA:	87,153 SF (2.00 AC, 0.809 Ha)
	ROAD DEDICATION:	194 SF (0.04 AC, 0.016 Ha)
	GREENWAY DEDICATION:	6,512 SF (0.15 AC, 0.060 Ha)
	NET LOT AREA:	80,447 SF (1.85 AC, 0.747 Ha)
	DEVELOPABLE LOT AREA = (ABOVE TOP OF BANK)	85,248 SF (1.96 AC, 0.792 Ha)

LOT DENSITY:	PERMITTED:	8 - 15 UPA (ON DEVEOPABLE AREA) 1.96 AC x 8 UPA = 15.7 UNITS MINIMUM 1.96 AC x 15 UPA = 29.4 UNITS MAXIMUM
	PROPOSED:	26 TOWNHOUSE UNITS
BUILDING HEIGHT:	PERMITTED:	2 STOREYS (NCP)
	PROPOSED:	2 & 3 STOREYS
ADAPTABLE UNITS:	REQUIRED:	26 TOWNHOUSES x 5% = 1.3 UNITS (2 UNITS)
	PROVIDED:	2 UNITS

PARKING:

RESIDENT REQUIRED:	16 DOUBLE GARAGE UNITS x 2.0 STALLS / UNIT = 32 STALLS
TANDEM RESIDENT REQD:	10 TANDEM UNITS x 2.3 STALLS / UNIT = 23 STALLS
TOTAL REQUIRED:	55 STALLS
RESIDENT PROVIDED:	55 STALLS (52 GARAGE STALLS, 3 SURFACE STALLS)
VISITOR REQUIRED:	26 UNITS x 0.2 STALLS / UNIT = 5.2 STALLS
VISITOR PROVIDED:	6 STALLS

TANDEM PARKING:

MAXIMUM PERMITTED:	40%
PROPOSED:	10 / 26 = 38.5%

AGE FRIENDLY AMENITY AREA:

REQUIRED:	26 UNITS x 6m² / UNIT = 208m²
PROVIDED:	222m²

SITE PLAN
SCALE: 1" = 20'-0"

NORTH

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TOL FILE #:

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REVISIONS

CONSULTANT

CLIENT
WESMONT

PROJECT
TOWNHOUSE DEVELOPMENT
7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE
SITE PLAN

DATE	2023.04.05	FILE NO.
DWN.	JK, DW	2116
CHK.	CH	

SEAL

SHEET NO.
DP-0.01