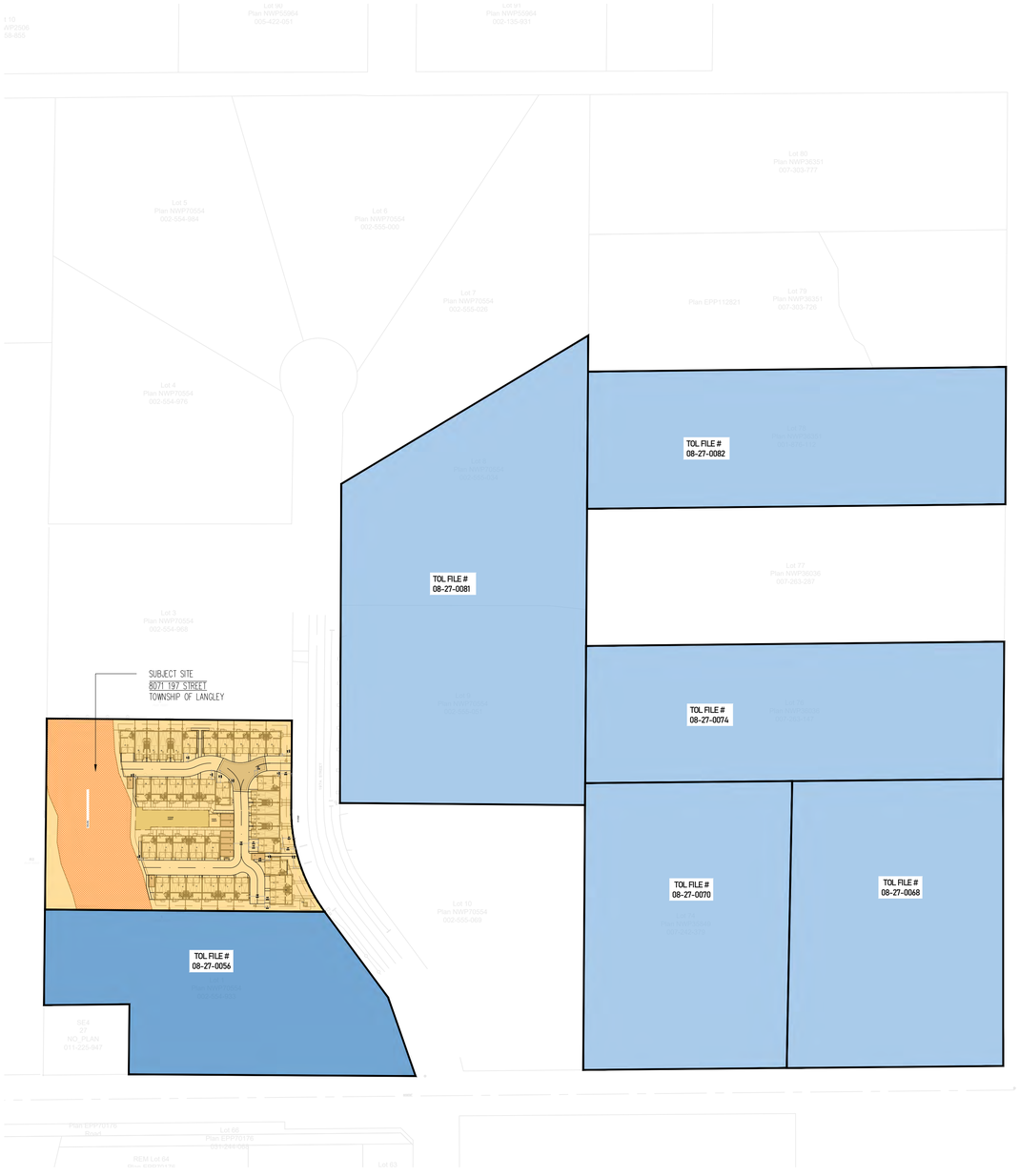


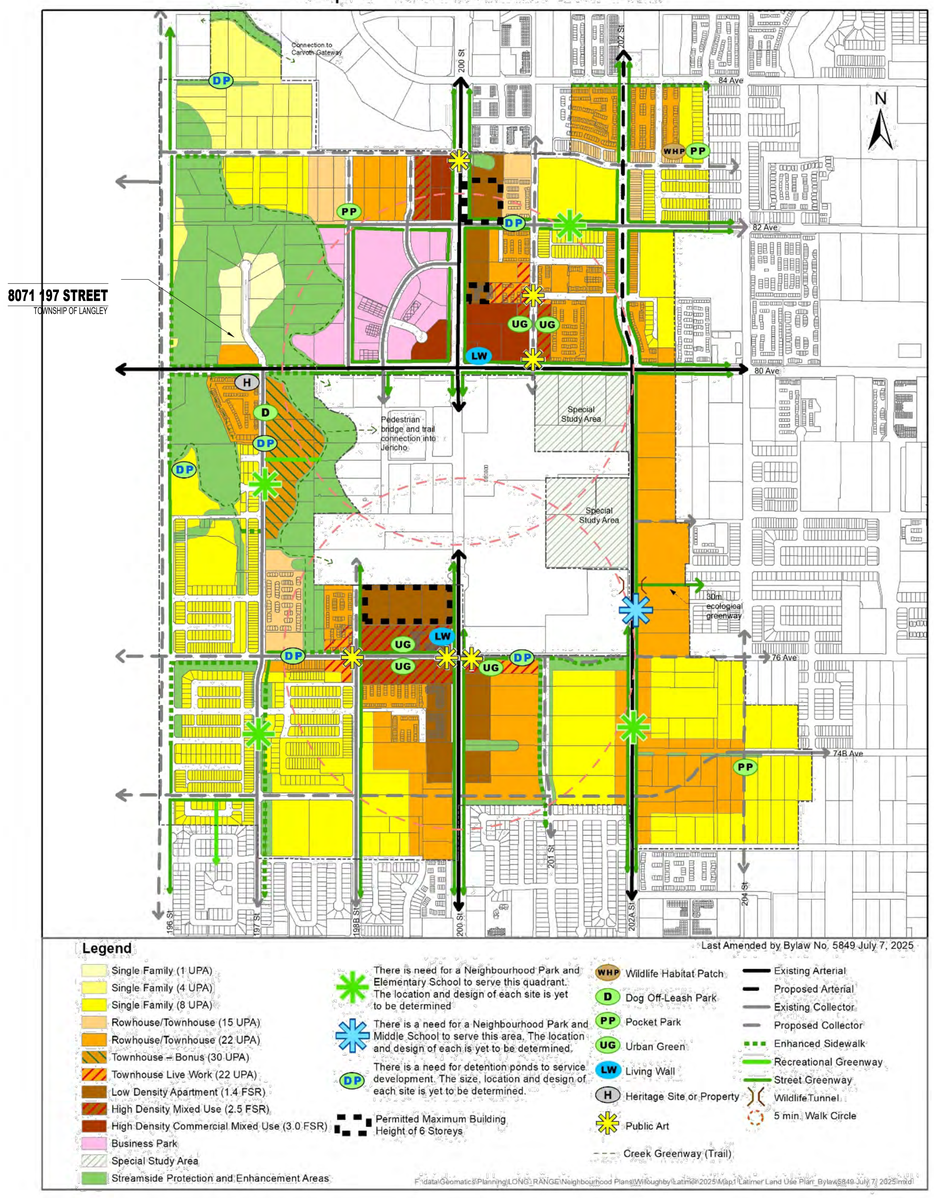
SUBJECT SITE-37 UNITS TOWNHOUSE DEVELOPMENT

36 UNITS TOWNHOUSE DEVELOPMENT-UNDER CONSTRUCTION [SERVICING STAGE]

FUTURE MULTIFAMILY DEVELOPMENTS IN PROCESS-ACTIVE FILES

SOURCE: TOL DEVELOPMENT ACTIVITY PAGE ONLINE

Map 1 - Latimer Land Use Plan



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jaswinder@cre8architecture.ca

ARCHITECT
Cre8 Architecture Ltd.
6321 KING GEORGE BLVD. SURREY, B.C.V3X 1G1
604-593-5518

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#306-2630 CROYDON DRIVE , SURREY, B.C.
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ARCHITECT'S SEAL

REGISTERED ARCHITECT JASWINDER SINGH GILL BRITISH COLUMBIA

2026-03-04

Revision	Description	Date

Client:
MIKE WILLIAMS

Project Address:
37- TOWNHOUSE UNITS
8071 197 STREET, LANGLEY, BC

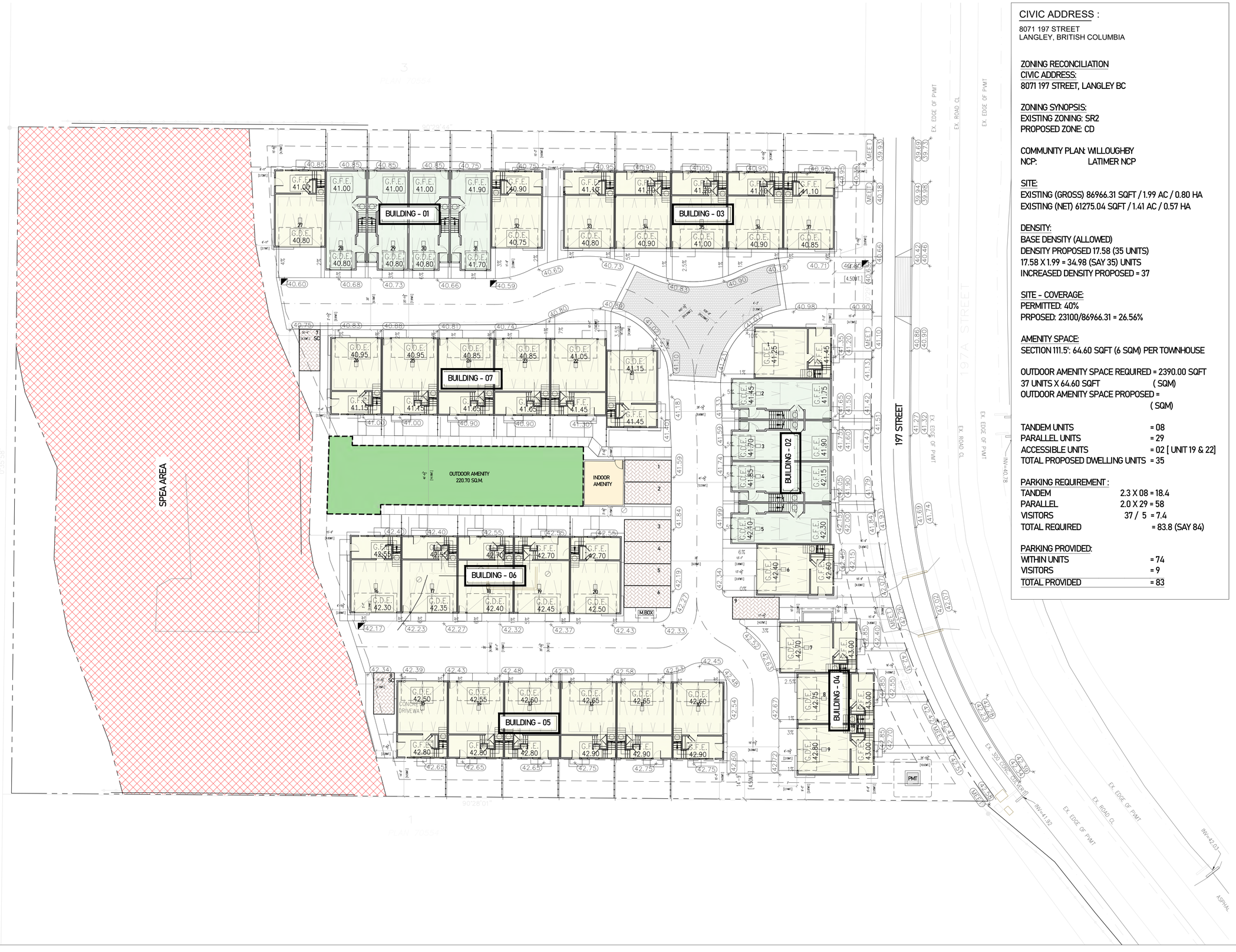
Project Description:
PRE APPLICATION FOR TOWNHOUSE DEVELPOMENT

Drawing Description:

Project Number	25-TI-00
Date	2026-01-06
Drawn By	S.D.
Checked By	J.G.

Drawing No.
A.0.0

Scale at ANSI Standard D



CIVIC ADDRESS :

8071 197 STREET
LANGLEY, BRITISH COLUMBIA

ZONING RECONCILIATION
CIVIC ADDRESS:
8071 197 STREET, LANGLEY BC

ZONING SYNOPSIS:
EXISTING ZONING: SR2
PROPOSED ZONE: CD

COMMUNITY PLAN: WILLOUGHBY
NCP: LATIMER NCP

SITE:
EXISTING (GROSS) 86966.31 SQFT / 1.99 AC / 0.80 HA
EXISTING (NET) 61275.04 SQFT / 1.41 AC / 0.57 HA

DENSITY:
BASE DENSITY (ALLOWED)
DENSITY PROPOSED 17.58 (35 UNITS)
17.58 X 1.99 = 34.98 (SAY 35) UNITS
INCREASED DENSITY PROPOSED = 37

SITE - COVERAGE:
PERMITTED: 40%
PRPOSED: 23100/86966.31 = 26.56%

AMENITY SPACE:
SECTION 111.5': 64.60 SQFT (6 SQM) PER TOWNHOUSE

OUTDOOR AMENITY SPACE REQUIRED = 2390.00 SQFT
37 UNITS X 64.60 SQFT (SQM)
OUTDOOR AMENITY SPACE PROPOSED =
(SQM)

TANDEM UNITS	= 08
PARALLEL UNITS	= 29
ACCESSIBLE UNITS	= 02 [UNIT 19 & 22]
TOTAL PROPOSED DWELLING UNITS	= 35

PARKING REQUIREMENT :

TANDEM	2.3 X 08 = 18.4
PARALLEL	2.0 X 29 = 58
VISITORS	37 / 5 = 7.4
TOTAL REQUIRED	= 83.8 (SAY 84)

PARKING PROVIDED:

WITHIN UNITS	= 74
VISITORS	= 9
TOTAL PROVIDED	= 83

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REGISTERED ARCHITECT
JASWINDER SINGH GILL
BRITISH COLUMBIA
2026-03-04

Revision	Description	Date
01	REZONING APPLICATION	2026-01-05

Client:
MIKE WILLIAMS

Project Address:
37- TOWNHOUSE UNITS
8071 197 STREET, LANGLEY, BC

Project Description:
PRE APPLICATION FOR TOWNHOUSE DEVELPOMENT

Drawing Description:
SITE PLAN

Project Number	25-TI-00
Date	2026-01-06
Drawn By	S.D.
Checked By	J.G.

Drawing No.
A1.0

Scale at ANSI Standard D