PROJECT DATA

1.0.0 ZONING DATA

PROJECT:	PARK RIDGE TOWNHOUSE DEVELOPMENT- 74B AVE. LANGLEY	
CIVIC ADDRESS:	20448, 20492, 20460 74B AVENUE, LANGLEY BC	
LEGAL DESCRIPTION:	LOT 87 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 56322	
	PARCEL "A" (EXPLANATORY PLAN 41314) LOT 29 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 1257	
	PARCEL "A" (EXPLANATORY PLAN 43767) LOT 30 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 1257	
CURRENT ZONE:	SUBURBAN RESIDENTIAL ZONE SR-2	
PROPOSED ZONE:	NCP AMENDMENT TO REZONE FROM SUBURBAN RESIDENTIAL ZONE SR-2 (SINGLE FAMILY: 8 UPA) TO A NEW CD ZONE	
COMMUNITY:	WILLOUGHBY	
NEIGHBOURHOOD PLAN:	LATIMER	
SITE AREA (GROSS):	158,468.44 SF / 14,722 m2 / 3.64 AC / 1.47 HA	
SITE AREA (NET):	132,347.28 SF / 12,295 m2 / 3.04 AC / 1.23 HA	
COORDINATING REGISTERED PROFESSIONAL:	STEVEN BARTOK, ARCHITECT AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	
	REQUIRED (BASED ON RM-3 ZONE)	**PROPOSED NEW CD ZONE**
SETBACKS:	FRONT: 9.0m	FRONT: 3.0m
	REAR: 9.0m	REAR: 3.0m
	EXTERIOR SIDE (EAST): 9.0m	EXTERIOR SIDE (EAST): 3.0m
	INTERIOR SIDE (WEST): 9.0m	INTERIOR SIDE (WEST): 4.5m
DENSITY-GROSS FLOOR AREA:	1 DU PER 135 m2 OF LOT AREA (74 UNITS PER HA) = 91 UPHA	64 UPHA
DENSITY - FAR:		113,086 SF / 132,347.28 SF = 0.85
		(INDOOR AMENITY & GARAGES EXCLUDED AS PER TOL)
		TYPE A: 34 UNITS (47,974 SF)
		TYPE B: 41 UNITS (58,548 SF)
		TYPE C: 4 UNITS (6,564 SF)
HEIGHT:	12m, 3 STOREYS	3 STOREYS
LOT COVERAGE:	35%	GROSS: 54,390 SF / 158,468.44 SF = 34%
		NET: 54,390 SF / 132,347.28 SF = 41%
AGE FRIENDLY AMENITY AREA:	6 m2 PER DU = 474 m2 (5,102 SF)	5,134 SF (477 m2)
		OUTDOOR: 3,478 SF
		INDOOR: 1,656 SF
PRIVATE OUTDOOR AMENTIY AREA:	46 m2 PER 3 BEDROOM UNIT	MOST TYPE A UNITS HAVE 28 m2, REMAINING UNIT TYPES COMPLY
ADAPTABLE UNITS (AS PER TOL REQ'S)	5% MIN. OF TOTAL DU = 4 UNITS	4 UNITS
STEP CODE:	4	4
MINIMUM BUILDING ELEVATION:	TBD	TBD
WASTE & RECYCLING STORAGE:	GREEN CART (80 L), COLLECTED WEEKLY	GREEN CART (80 L), COLLECTED WEEKLY
	GARBAGE CART (120 L), COLLECTED EVERY OTHER WEEK	GREEN CART (80 L), COLLECTED WEEKLY
	RECYLING BOXES AND BAG, COLLECTED WEEKLY	RECYLING BOXES AND BAG, COLLECTED WEEKLY
		(INDIVIDUAL UNIT PICK UP BY TOL)
UNIT COUNT:		**79**
TYPE A		34
TYPE B		41
TYPE C (ADAPTABLE)		4
GROSS BUILDABLE AREA:		150,760 SF
		(INCLUDING INDOOR AMENITY & GARAGES)
BUILDING AREA:		54,390 SF
ZONING AVERAGE GRADE:		TBD
NOTES:		
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.		
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.		

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED

	UNITS / AREA / STALLS	REQUIRED FACTOR	REQUIRED/PERMITTED STALLS	PROPOSED STALLS
VEHICLE PARKING STALL DATA				
RESIDENTS:				
TOWNHOUSE	79 UNITS	*2.0	**158**	**158**
ACCESSIBLE	4 UNITS	*1.0 PER UNIT	4	4
ELECTRIC VEHICLE CHARGING	79 UNITS	1 PER DU	79	79
TOTAL RESIDENT STALLS:				
VISITORS:				
STANDARD	79 UNITS	1 SPACE/5 UNITS	**16**	**16**
SMALL CAR	16 STALLS	MAX 20%	3	3
ACCESSIBLE	16 STALLS	1 PER 50 STALLS	1	1
ELECTRIC VEHICLE CHARGING	16 STALLS	0	0	0
TOTAL VISITOR STALLS:				
TOTAL VEHICLE STALLS:				**174**

NOTES:

- PARKING SPACES WITH EV CHARGING REQUIREMENTS SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, ISNTALLED ADJACENT TO THE PARKING SPACE INTENDED SOLELY TO BE USED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) AND LABELLED ACCORDINGLY.

- WHERE THERE ARE 2 ADJACENT PARKING STALLS, THE ENERGIZED OUTLET MUST BE PLACED IN EQUAL PROXIMITY TO BOTH PARKING STALLS TO FACILITATE THE USE OF DUAL HEAD EVSE.

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. BARTOK
2025-10-17
BRITISH COLUMBIA

25-09-23 ISSUED FOR REZONING

NO.	ISSUE/REVISION	DATE
-	-	-
1	ISSUED FOR REZONING	25-09-23

PARK RIDGE TH DEV. 74B AVE. LANGLEY

20448, 20460, 20492 74B AVE.
LANGLEY B.C.

PROJECT # 24-166.1
CITY FILE #

PARK RIDGE HOMES

PROJECT DATA

SCALE N.T.S.

SD-1.10

SITE PLAN



KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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REGISTERED ARCHITECT
STEVEN R. RAMSAY
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2025-10-17

25-09-23 ISSUED FOR REZONING

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PARK RIDGE TH
DEV. 74B AVE.
LANGLEY

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CITY FILE #

PARK RIDGE HOMES

SITE PLAN

SCALE 3/64" = 1'-0"

SD-2.01