

PLAN AMENDMENT APPLICATION

19677 WILLOWBROOK DRIVE



CICCOZZI
ARCHITECTURE

JULY 20, 2023

PROJECT STATISTICS

WILLOWBROOK TOWERS
MIXED-USE RESIDENTIAL DEVELOPMENT

Existing Zoning:	COMMERCIAL ZONE	Civic Addresses:	19677 WILLOWBROOK DRIVE, TOWNSHIP OF LANGLEY, BC
OCP:	WILLOWBROOK COMMUNITY PLAN	Legal Addresses:	LOT 111, PLAN NWP61729, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Proposed Zoning:	CD		

SITE AREA				
Metric (S.M.)	Imperial (S.F.)	Site Area (Gross)		
11,192.7	120,477.4			
		Dedication:		
0.00	0.00			
11,192.7	120,477.4	Site Area (Net)		

PERMITTED & PROPOSED				
	Permitted		Proposed	
	Metric (S.M.)	Imperial (S.F.)	Metric (S.M.)	Imperial (S.F.)
LOT COVERAGE	-		-	
FSR AREA				
RESIDENTIAL			81,826.6 M2	880,774.5 SF
COMMERCIAL			1,411.5 M2	15,192.8 SF
Total	0	0	83,238.1 SF	895,967.3 SF
FSR				
RESIDENTIAL	N/A		7.31	
COMMERCIAL	N/A		0.13	
Total	N/A		7.44	
BUILDING HEIGHTS				
Towers			40, 34, & 28 Storeys	
Podium			6 Storeys	
SETBACKS				
North	N/A	N/A	3.0	9'-10 1/8"
East	N/A	N/A	3.0	9'-10 1/8"
South	N/A	N/A	7.5	24'-7 1/4"
West	N/A	N/A	3.0	9'-10 1/8"

UNIT MIX - PHASE 3 (CONCRETE TOWER & PODIUM)					
Level	Unit Mix - Residential				TOTAL
	STUDIO	1BD	2BD	3BD	
TOWER 1	0	192	128	8	328
TOWER 2	0	156	104	8	268
TOWER 3	0	154	102	8	264
PODIUM	0	135	60	10	205
TOTAL	0	637	394	34	1065
%	0.00%	59.81%	37.00%	3.19%	

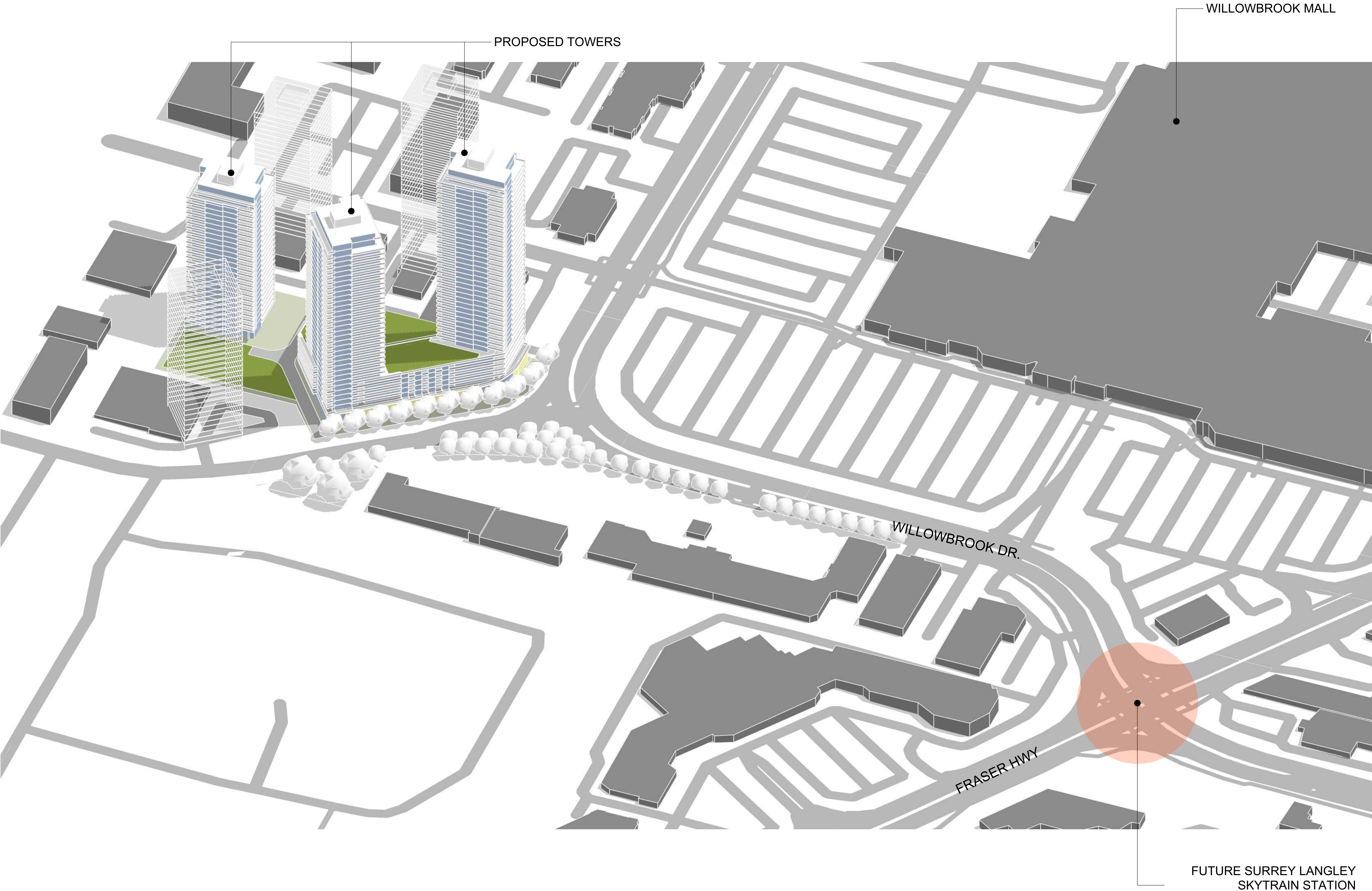
AGE FRIENDLY AMENITY AREA CALCULATION				
	Total Required		Total Provided	
	Metric (S.M.)	Imperial (S.F.)	Metric (S.M.)	Imperial (S.F.)
RESIDENTIAL	4,260.0 M	45,854.3 SF	3,568.0 M	38,405.6 SF

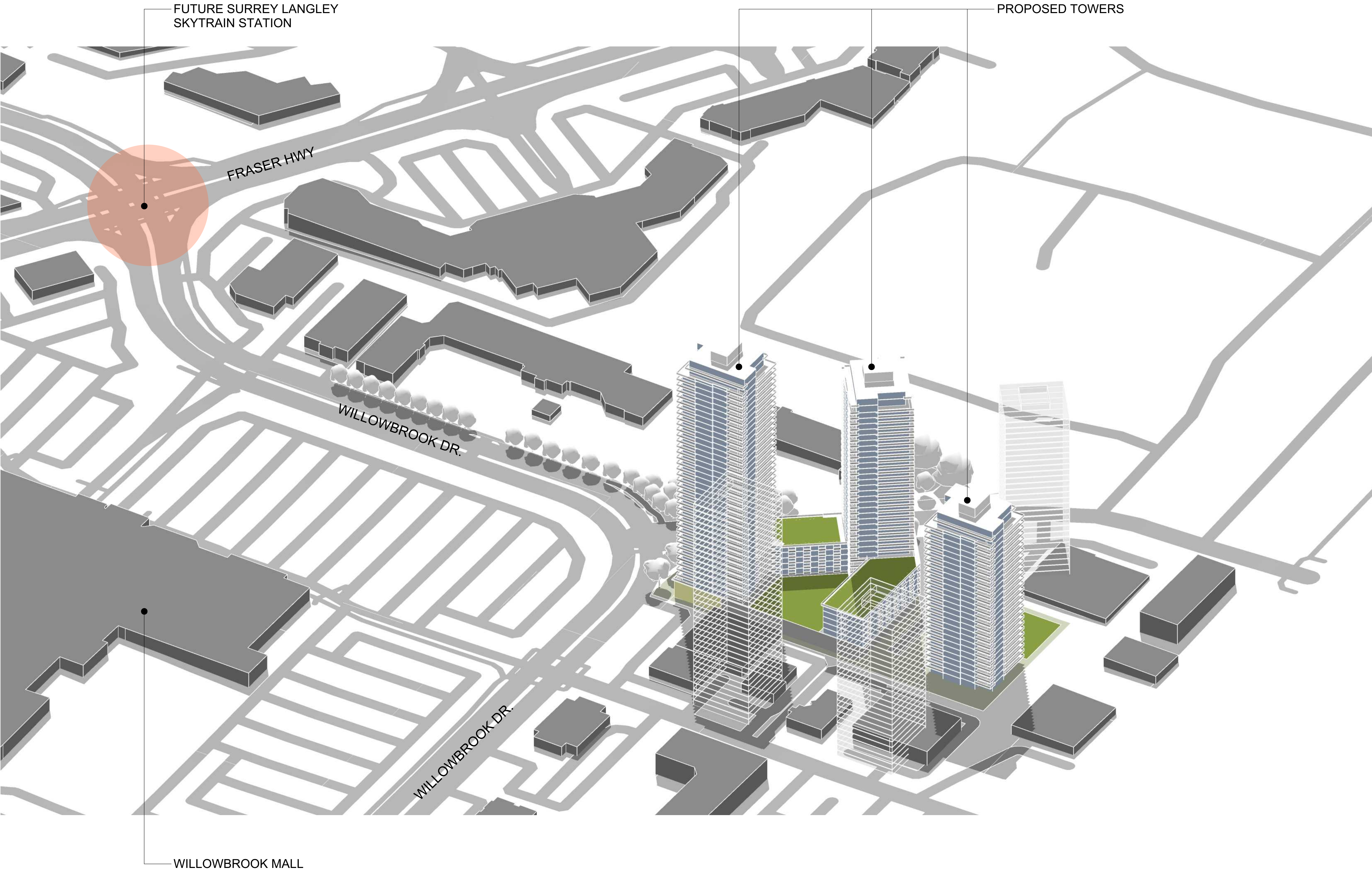
OFF-STREET PARKING					
Bylaw		Total Required	Calculations	Required	Provided
RESIDENTIAL					
BYLAW 2500	SECTION 107.3	1.5 STALLS / UNIT	1065 x 1.5 STALLS	1598	1598
		10% OF WHICH IS VISITOR	10% TOTAL RESIDENTIAL	160	160
COMMERCIAL					
BYLAW 2500	SECTION 107.3	FALL / 35 M2 OF GFA	1,411.5 M2 / 35	40	40
TOTAL PARKING				1638	1638

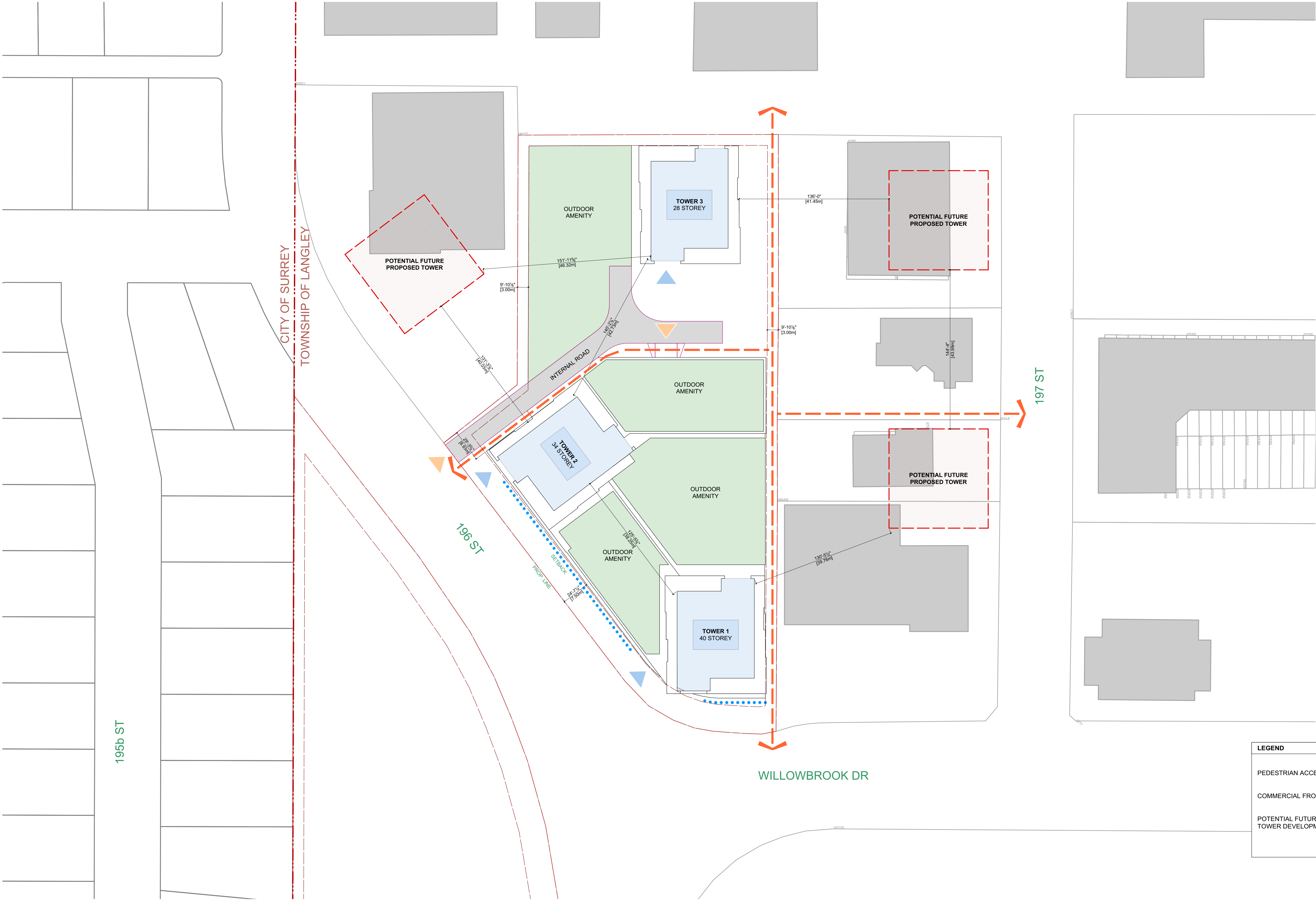
AREA CALCULATION - CONCRETE TOWERS & PODIUM																								
LEVEL	PODIUM						TOWER 1					TOWER 2					TOWER 3							
	Gross Floor Area		FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area					
	COMMERCIAL	RESIDENTIAL		Saleable	Avg. Unit Size	Efficiency			RESIDENTIAL	Saleable	Avg. Unit Size			Efficiency	RESIDENTIAL	Saleable			Avg. Unit Size	Efficiency	RESIDENTIAL	Saleable	Avg. Unit Size	Efficiency
LEVEL 40							6,220.0 SF	6,220.0 SF	5,157.6 SF	1,289.4 SF	82.9%													
LEVEL 39							6,220.0 SF	6,220.0 SF	5,157.6 SF	1,289.4 SF	82.9%													
LEVEL 38							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%													
LEVEL 37							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%													
LEVEL 36							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%													
LEVEL 35							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%													
LEVEL 34							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	6,220.0 SF	6,220.0 SF	5,157.6 SF	1,289.4 SF	82.9%								
LEVEL 33							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	6,220.0 SF	6,220.0 SF	5,157.6 SF	1,289.4 SF	82.9%								
LEVEL 32							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%								
LEVEL 31							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%								
LEVEL 30							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%								
LEVEL 29							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%								
LEVEL 28							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	6,220.0 SF	6,220.0 SF	5,157.6 SF	1,289.4 SF	82.9%			
LEVEL 27							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	6,220.0 SF	6,220.0 SF	5,157.6 SF	1,289.4 SF	82.9%			
LEVEL 26							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 25							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 24							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 23							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 22							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 21							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 20							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 19							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 18							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 17							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 16							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 15							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 14							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 13							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 12							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 11							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 10							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 9							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 8							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 7							8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%	8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 6	0.0 SF	32,292.1 SF	32,292.1 SF	27,740.8 SF	676.6 SF	85.9%											8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 5	0.0 SF	32,292.1 SF	32,292.1 SF	27,740.8 SF	676.6 SF	85.9%											8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 4	0.0 SF	32,292.1 SF	32,292.1 SF	27,740.8 SF	676.6 SF	85.9%											8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 3	0.0 SF	32,292.1 SF	32,292.1 SF	27,740.8 SF	676.6 SF	85.9%											8,051.0 SF	8,051.0 SF	6,936.8 SF	693.7 SF	86.2%			
LEVEL 2	0.0 SF	32,292.1 SF	32,292.1 SF	27,740.8 SF	676.6 SF	85.9%											6,598.4 SF	6,598.4 SF	5,481.7 SF	685.2 SF	83.1%			
LEVEL1	15,192.8 SF	7,162.6 SF	22,355.4 SF	15,192.8 SF	N/A	N/A											8,051.0 SF	8,051.0 SF	5,481.7 SF	685.2 SF	68.1%			
TOTAL	15,192.8 SF	168,623.1 SF	183,815.9 SF	153,896.8 SF			270,072.0 SF	270,072.0 SF	232,292.8 SF			221,766.0 SF	221,766.0 SF	190,672.0 SF			220,313.4 SF	220,313.4 SF	187,761.8 SF					

OFF-STREET LOADING		
	REQUIRED	PROVIDED
COMMCRIAL	1 FOR EACH BUILDING OVER 50 OM2	1 LOADING SPACE

BICYCLE PARKING				
	Requirement	Calculations	Required	Provided
RESIDENTIAL (SECURED)	1.2 SPACES / UNIT	1065 x 1.2	1278	1278
COMMERCIAL	0.06 SPACES / 100 M2 OF RETAIL & OFFICE SPACE	1,411.5 M2 /100 X 0.06	1	1
TOTAL			1279	1279

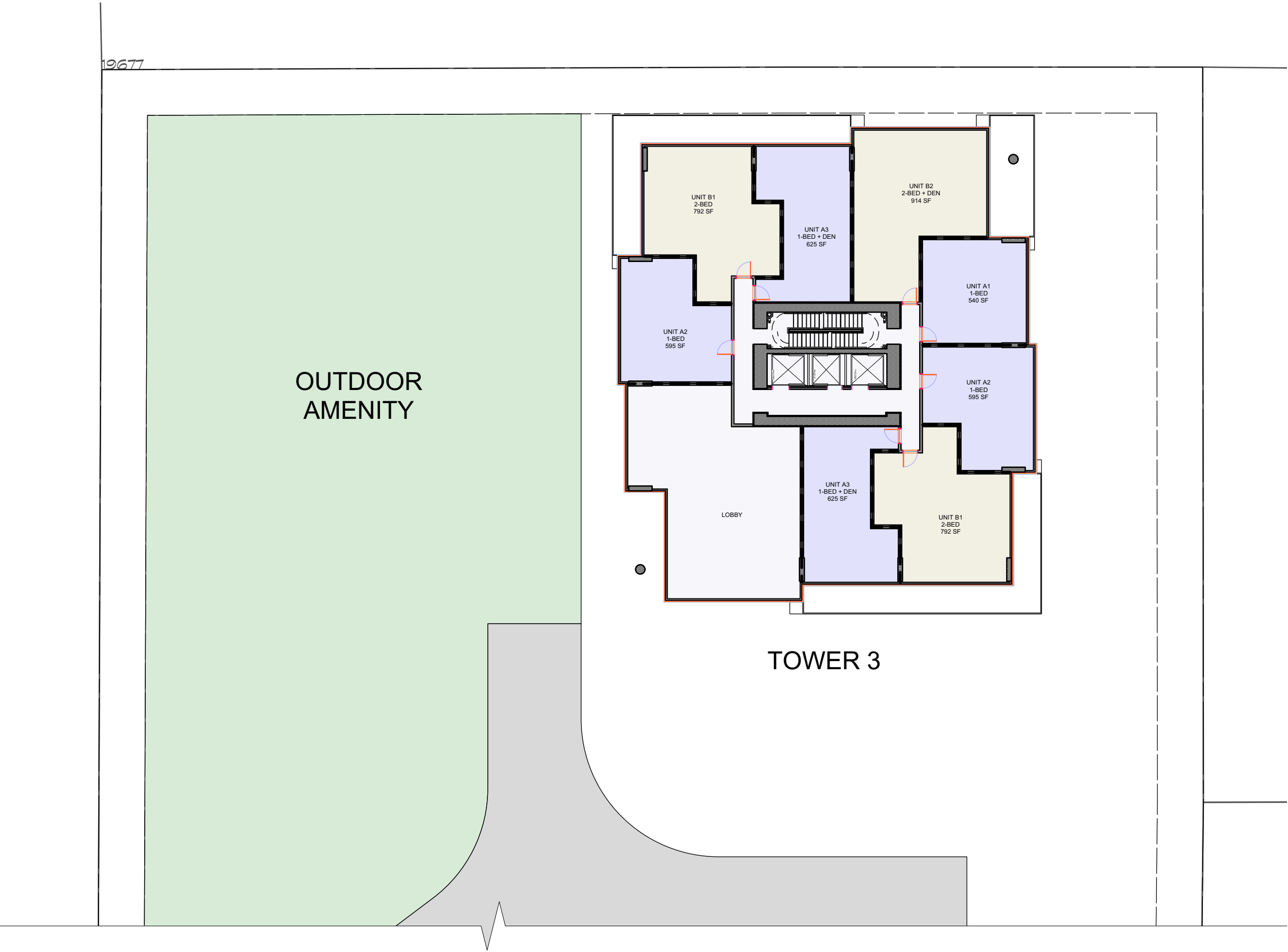






HIGHRISE PLANS - LEVEL 1

1 : 250

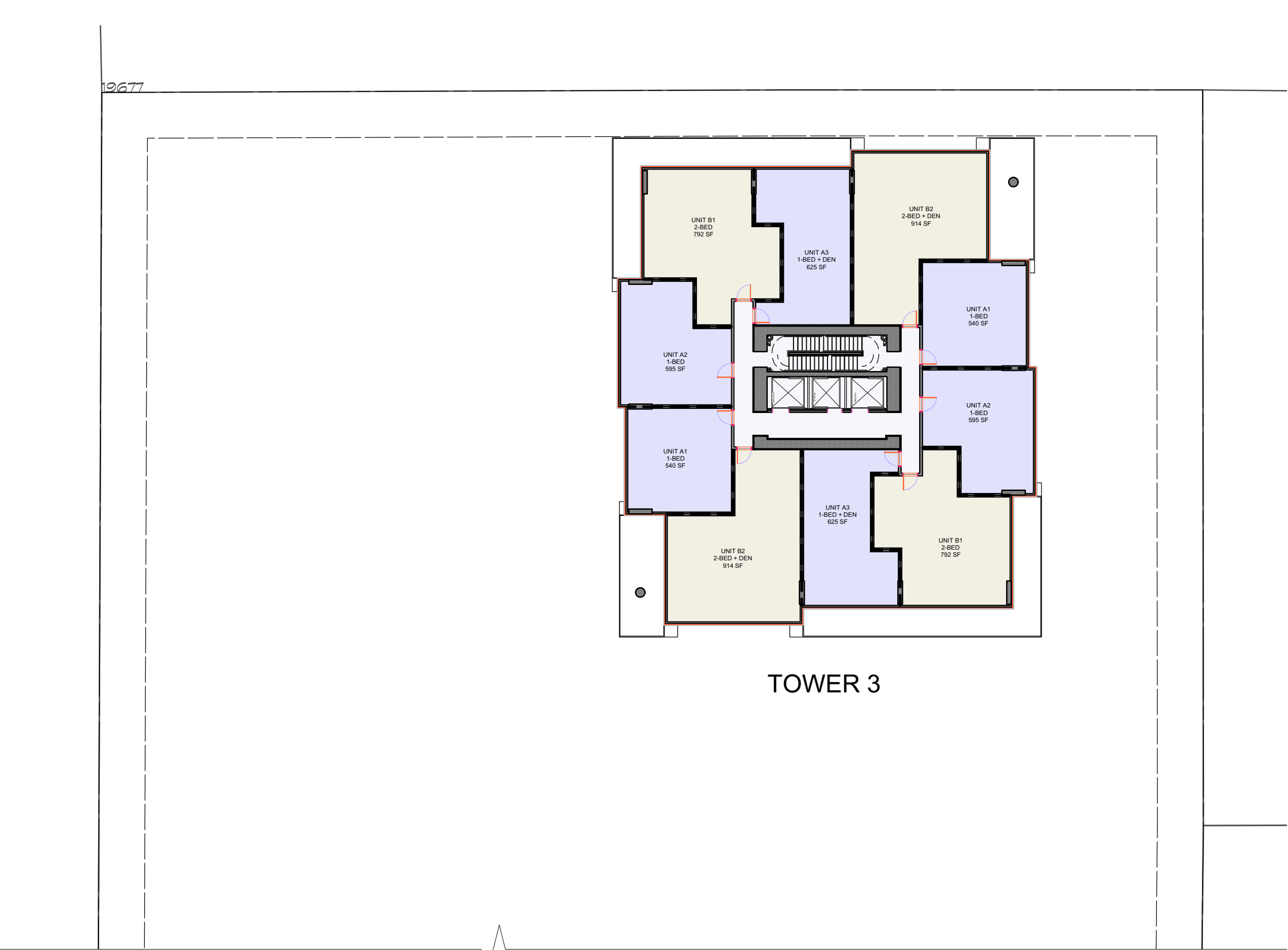


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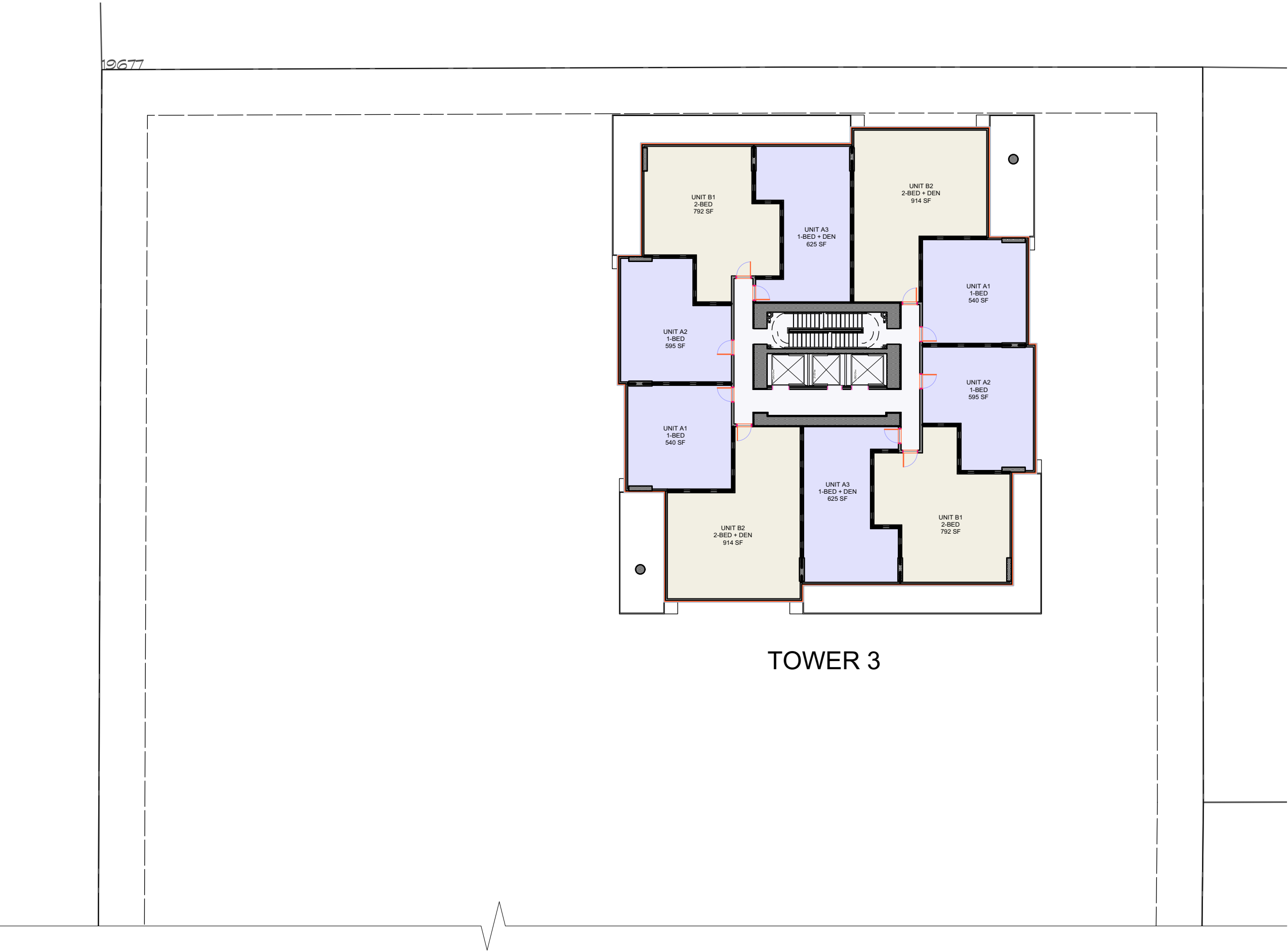
HIGHRISE PLANS - LEVEL 3-6

1 : 250



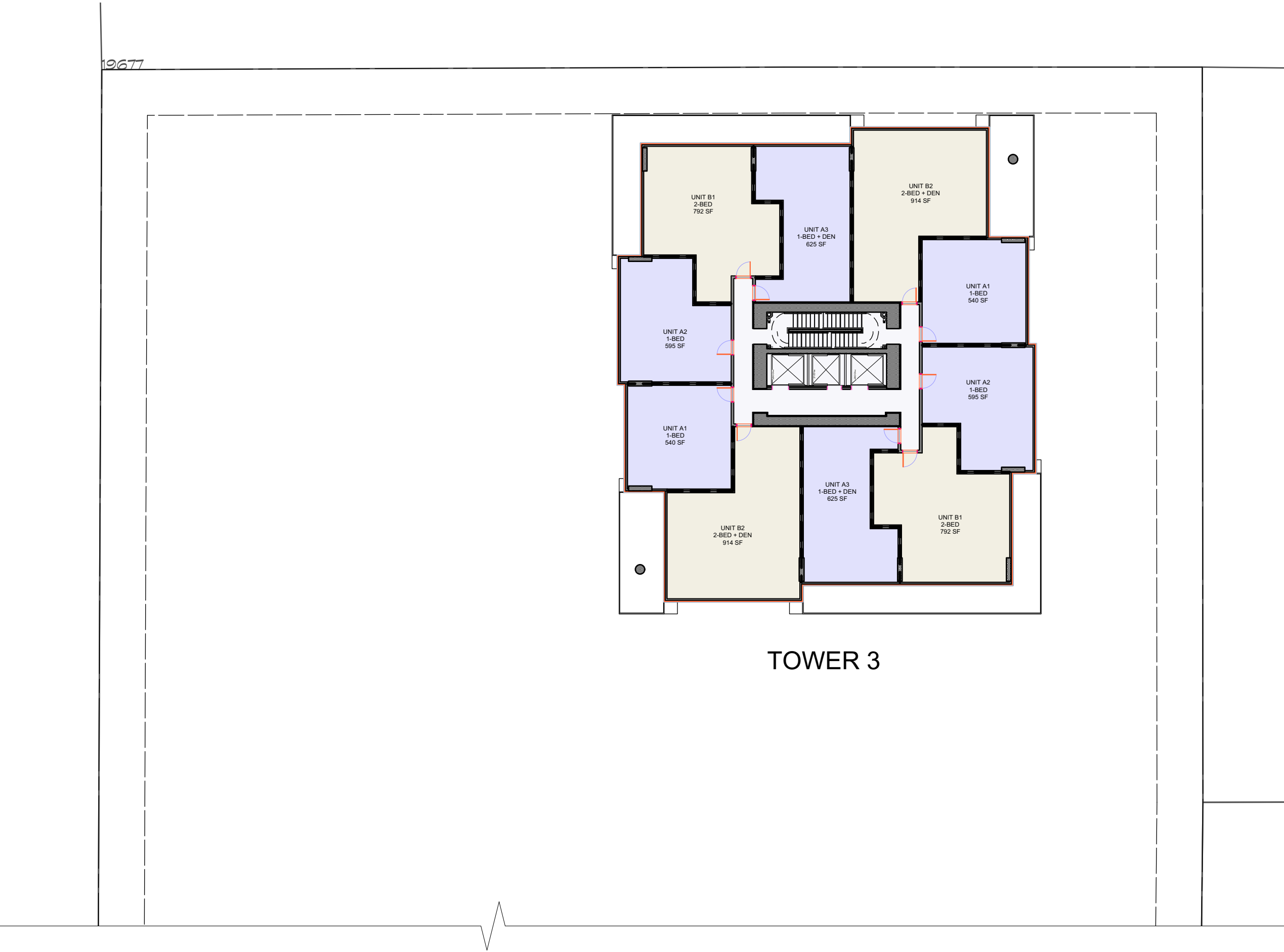
HIGHRISE PLANS - LEVEL 7

1 : 250



HIGHRISE PLANS - TYPICAL LEVELS

1 : 250



HIGHRISE PLANS - UPPER TWO PH LEVELS

1 : 250

