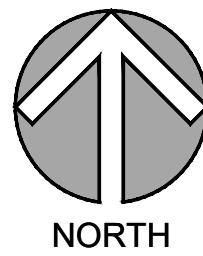
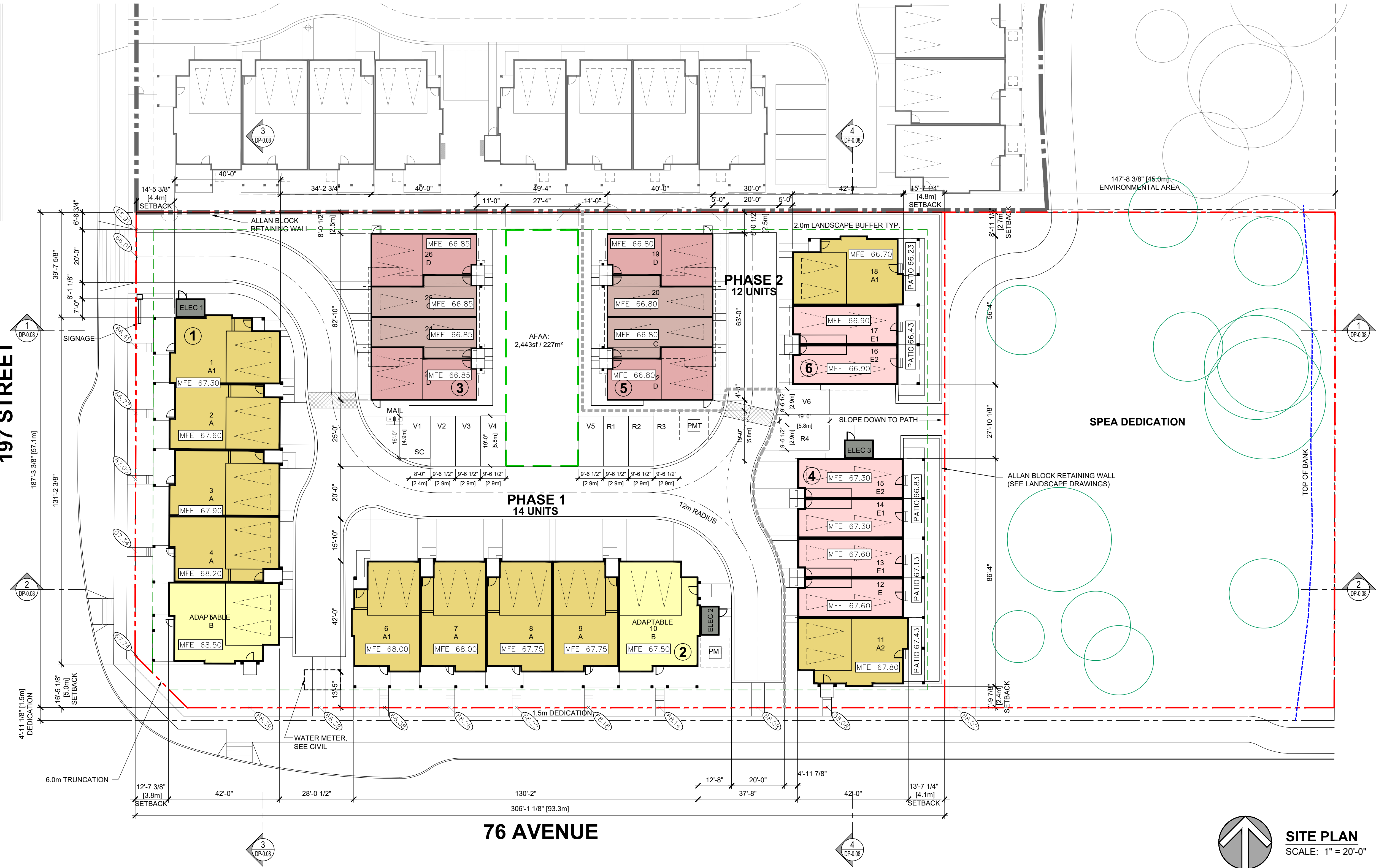


197 STREET

76 AVENUE



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

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)
SPEA: 27,632 SF (63AC, 257Ha)
ROAD DEDICATION: 2,425 SF (0.056 AC, 0.02Ha)
NET LOT AREA: 57,096 SF (1.31 AC, 0.530Ha)

LOT AREAS FOR FOR DENSITY CALCULATIONS:
DEVELOPABLE LOT AREA (ABOVE TOP OF BANK): 85,248 SF (1.96 AC, 0.792 Ha)
UNDEVELOPABLE AREA (BELOW TOP OF BANK): 1,905 SF (0.04 AC, 0.017 Ha)

DENSITY

PERMITTED: 8-15 UPA ON DEVELOPABLE AREA
PROPOSED: 26 UNITS / 1.96 AC = 13.3 UPA

LOT COVERAGE
PERMITTED: 45%
PROPOSED: 24,155 SF / 57,096 SF = 42.3 %

ADAPTABLE UNITS: REQUIRED: 26 UNITS x 5% = 1.3 UNITS
PROVIDED: 2 UNITS (UNIT B)

PARKING:

RESIDENT REQUIRED: 16 DOUBLE GARAGE UNITS x 2.0 STALLS / UNIT = 32 STALLS
TANDEM RESIDENT REQ'D: 10 TANDEM UNITS x 2.3 STALLS / UNIT = 23 STALLS
TOTAL REQUIRED: 55 STALLS
RESIDENT PROVIDED: 56 STALLS (52 GARAGE STALLS, 4 SURFACE STALLS)

VISITOR REQUIRED: 26 UNITS x 0.2 STALLS / UNIT = 5.2 STALLS
VISITOR PROVIDED: 6 STALLS

TANDEM PARKING:

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

AGE FRIENDLY AMENITY AREA:

REQUIRED: 26 UNITS x 8m² / UNIT = 208m²
PROVIDED: 227m²

LOT COVERAGE				
BUILDING #	#of UNIT	LOT COVERAGE		
BLDG 1	5	5,970 sq.ft.	554.6 m ²	
BLDG 2	5	5,970 sq.ft.	554.6 m ²	
BLDG 3	4	2,807 sq.ft.	260.8 m ²	
BLDG 4	5	3,975 sq.ft.	369.3 m ²	
BLDG 5	4	2,807 sq.ft.	260.8 m ²	
BLDG 6	3	2,626 sq.ft.	244.0 m ²	
TOTAL	26	24,155 sq.ft.	2,244.1 m ²	

FLOOR AREA SUMMARY							
UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A	6	411 sq.ft.	sq.ft.	584 sq.ft.	928 sq.ft.	1,512 sq.ft.	9,072 sq.ft.
A1	3	413 sq.ft.	sq.ft.	578 sq.ft.	944 sq.ft.	1,522 sq.ft.	4,242 m ²
A2	1	411 sq.ft.	sq.ft.	600 sq.ft.	942 sq.ft.	1,542 sq.ft.	143.3 m ²
B	2	489 sq.ft.	sq.ft.	711 sq.ft.	1,109 sq.ft.	1,820 sq.ft.	338.2 m ²
C	4	463 sq.ft.	76 sq.ft.	595 sq.ft.	651 sq.ft.	1,322 sq.ft.	5,288 sq.ft.
D	4	411 sq.ft.	300 sq.ft.	619 sq.ft.	682 sq.ft.	1,601 sq.ft.	6,404 sq.ft.
E	1	480 sq.ft.	113 sq.ft.	612 sq.ft.	642 sq.ft.	1,367 sq.ft.	127.0 m ²
E1	3	480 sq.ft.	113 sq.ft.	612 sq.ft.	635 sq.ft.	1,360 sq.ft.	4,080 sq.ft.
E2	2	486 sq.ft.	113 sq.ft.	635 sq.ft.	666 sq.ft.	1,414 m ²	2,828 sq.ft.
TOTAL	26						
				EXCLUDING GARAGES		38,787 sq.ft.	3,603.4 m ²
				INCLUDING GARAGES		50,269 sq.ft.	4,670.1 m ²
				GARAGE TOTAL:		11,482 sq.ft.	

TOL FILE #:

REVISIONS

CONSULTANT

CLIENT

WESMONT

PROJECT

TOWNHOUSE
DEVELOPMENT

7620 - 197 STREET
LANGLEY, BC

DRAWING TITLE

SITE PLAN

DATE 2025.07.24 FILE NO.

DWN. PH
CHK. CH **2116**

SEAL

SHEET NO.

A-0.03