

REZONING APPLICATION



TOWNHOUSE DEVELOPMENT
6731,6705 WILLOWBROOK CONNECTOR &
6785 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING LIST

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PROJECT TEAM

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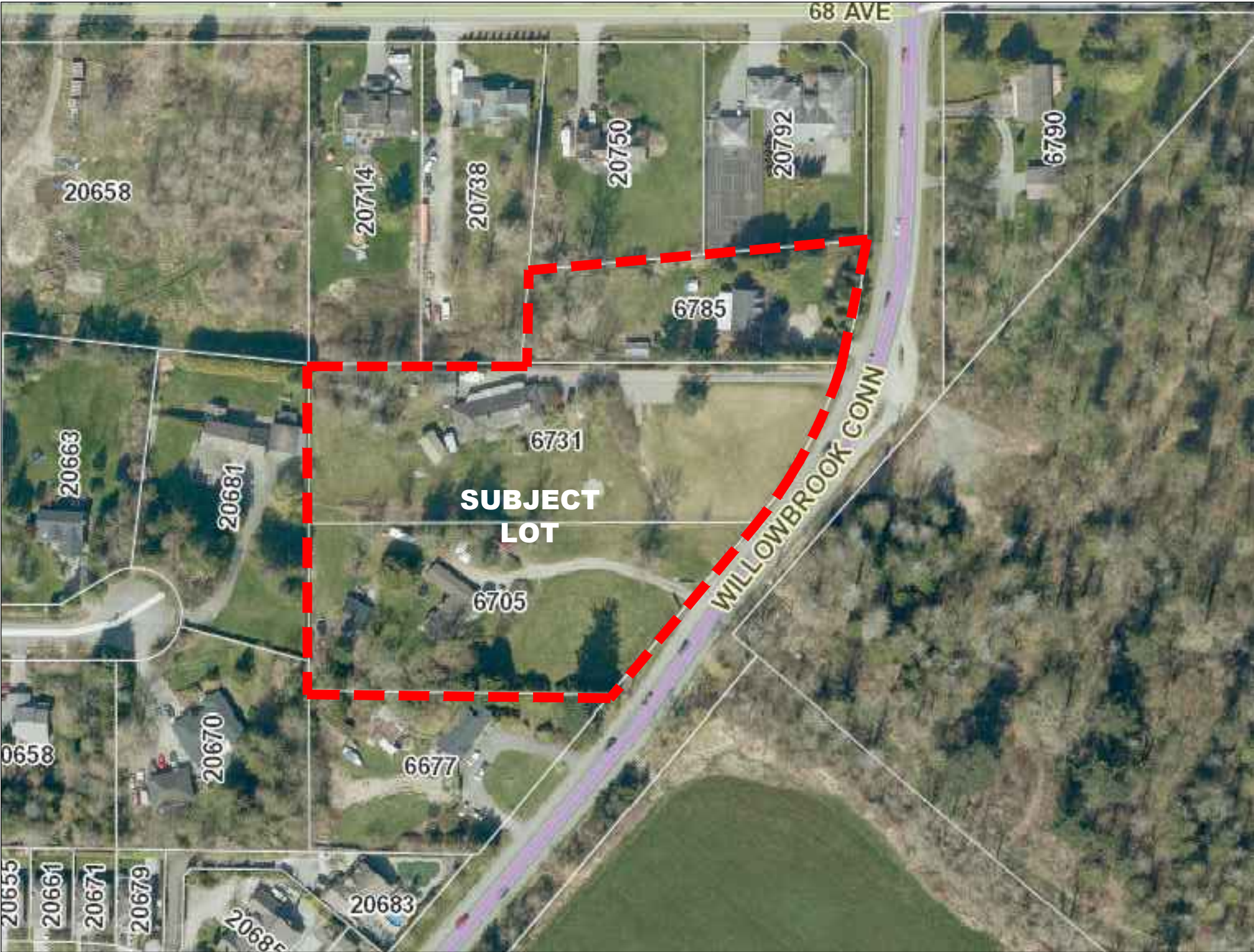
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ARBORIST LTD

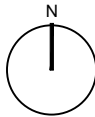


LOCATION PLAN



308 - 9639 137A Street, Surrey BC V3T 0M1
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2022-12-09	Revised / comments
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2021-10-06	Revised / comments
2021-08-25	Preliminary Application
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Issues / Revisions

Seal

Project Title

TOWNHOUSE
DEVELOPMENT

Project Address

WILLOWBROOK CONN.
TOWNSHIP OF LANGLEY
BRITISH COLUMBIA

Drawn By GSV	Date 2023-09-15
Checked By PV	Project ID LA07_2209

Sheet Title

LOCATION PLAN

Scale

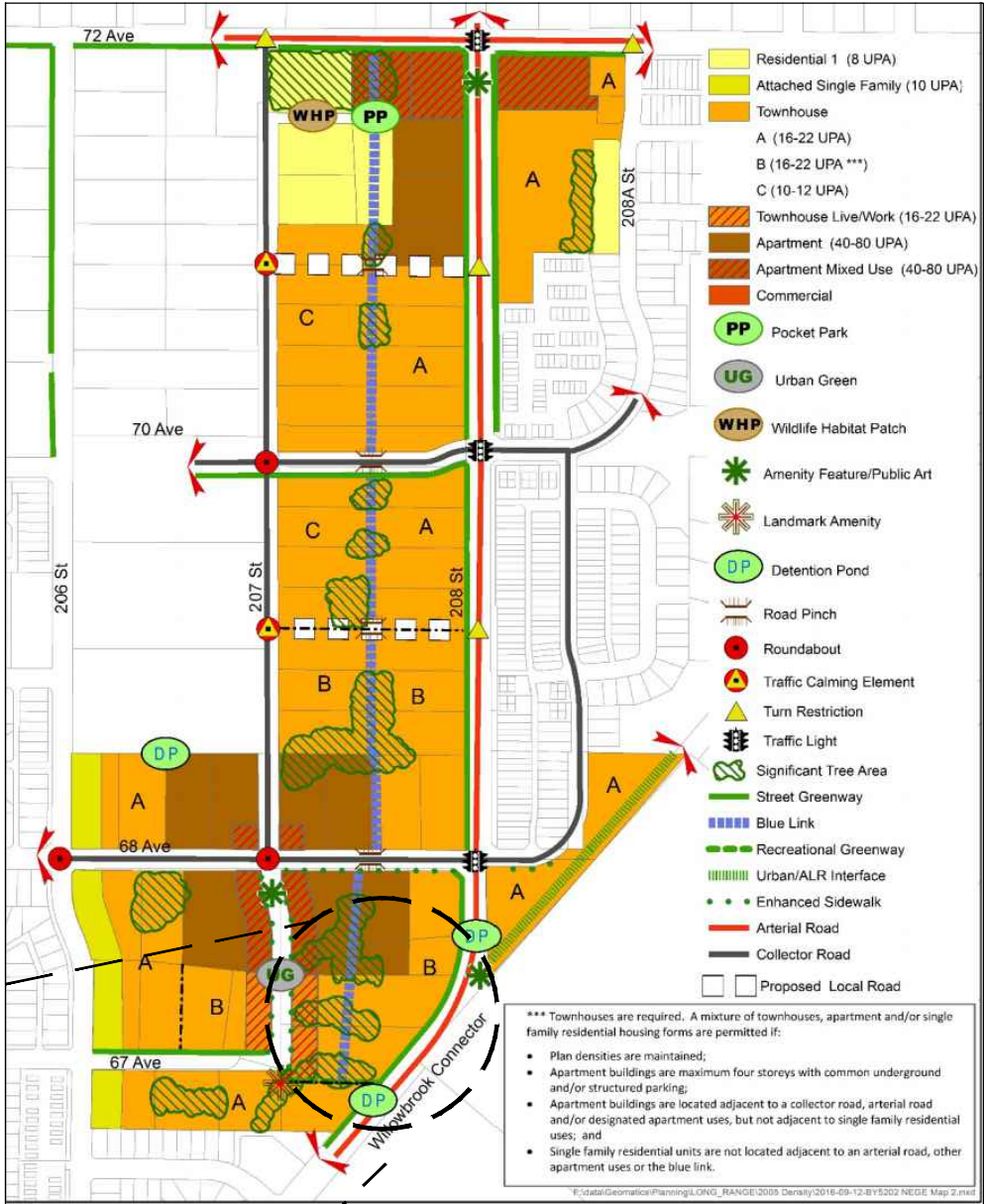
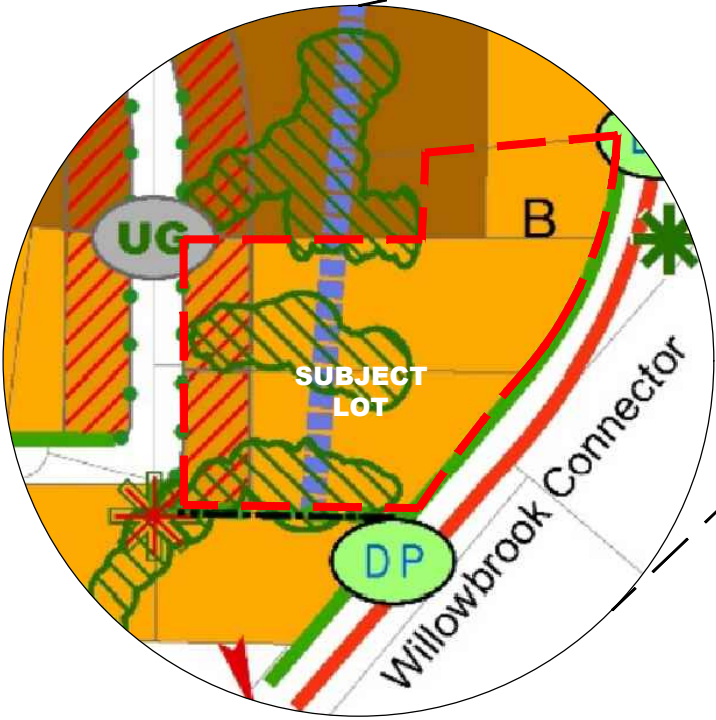
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A-0.2



LOCATION PLAN



NORTHEAST GORDON ESTATE -LAND USE PLAN

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LAND USE

Scale

As Noted

Sheet No.

A-0.3

Program Summary

LOT INFO	ADDRESS	6731,6705,6785 WILLOWBROOK CONN.,TOL, BC			
	LEGAL DESCRIPTION	LT 3, DL 311, NWD, PL NWP20869,LT 2, DL 311, NWD, PL NWP20869,LT 5, DL 311,NWD, PL NWP 68504			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	197,911	18,386	4.54	1.84
	DEDICATION	27,259	2,532	0.63	0.25
	NET AREA (AFTER DEDICATION)	170,652	15,854	3.92	1.59

ZONING	ZONING	CURRENT	PROPOSED
		SR-2	CD
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG NEIGHBOURING LOT)		4.0m
	SOUTH (ALONG NEIGHBOURING LOT)		2.0m
	SOUTH-EAST (ALONG WILLOWBROOK CONN AFTER ALR SETBACK) - BUILDING #9,10,11,12		7.5m
	NORTH-EAST (ALONG WILLOWBROOK CONNAFTER ALR SETBACK) - BUILDING #13		3.5m
	WEST (ALONG 207 STREET)		2.0m
	BLDG HEIGHT	PERMITTED	PROPOSED
			3 STOREY
	DENSITY	PERMITTED	PROPOSED
	UPA (UNITS PER ACRE)		20
	TOWNHOUSE DWELLING UNITS		92

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (GROSS)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	56211	5,222	28.40%	
	FAR CALCULATION				
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	LVL-1 (COMMERCIAL - LIVE/WORK) (Sqft)	TOTAL LVL-1 (Sqft)
	UNIT-A	462	75	270	807
	UNIT-B	418	182	0	600
	UNIT-C	534	102	0	636
	UNIT-D	462	201	0	663
	UNIT-E	461	84	173	718
	UNIT-E1	461	84	226	771
	UNIT-F	471	90	0	561
	TOTAL FAR (GROSS)				

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	SIDE BY SIDE GARAGE TOWNHOUSE	73	2 CAR / UNIT	146	146
	TANDEM GARAGE TOWNHOUSE	19	2.3 CAR / UNIT	43.7(SAY 44)	44
	VISITORS	92	0.2 CAR / UNIT	18.4(SAY 18)	18
	TOTAL			208	208

AMENITY CALCULATIONS	AMENITY			
	INDOOR AMENITY	Sqft.	Sqm.	REMARKS
	REQUIRED	2,971	273	3 Sqm / UNIT
	PROPOSED (Sqft)	1,800	166	
	OUTDOOR AMENITY	Sqft.	Sqm.	REMARKS
	REQUIRED	2,971	273	3 Sqm / UNIT
	PROPOSED (Sqft)	3,193	294	

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Project Title

TOWNHOUSE DEVELOPMENT

Project Address

WILLOWBROOK CONN. TOWNSHIP OF LANGLEY BRITISH COLUMBIA

Drawn By

GSV

Date

2023-09-15

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PV

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Sheet Title

PROJECT SUMMARY

Scale

As Noted

Sheet No.

A-0.4

TOPOGRAPHIC SITE PLAN OF LOT 2 AND LOT 3 BOTH EXCEPT: PART ROAD ON PLAN LMP43866; PLAN 20869 AND LOT 5 EXCEPT: PART ROAD ON PLAN LMP43864; PLAN 68504
ALL OF DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

LOT 3
6731 Willowbrook Connector, Langley BC
P.I.D. 009-576-720

LOT 2
6705 Willowbrook Connector, Langley BC
P.I.D. 009-576-711

LOT 5
6785 Willowbrook Connector Langley, BC
P.I.D. 000-821-951

LEGEND

- ☐ DENOTES CATCH BASIN - TOP ENTRY
- MH-S DENOTES SANITARY MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- ⊕ DENOTES FIRE HYDRANT
- ⦿ PP DENOTES UTILITY POLE
- ⊙ MH-D DENOTES STORM MANHOLE
- ⊙ IC DENOTES INSPECTION CHAMBER
- GUY WIRE
- ⦿ WV DENOTES WATER VALVE
- (con.) DENOTES CONIFEROUS TREE

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

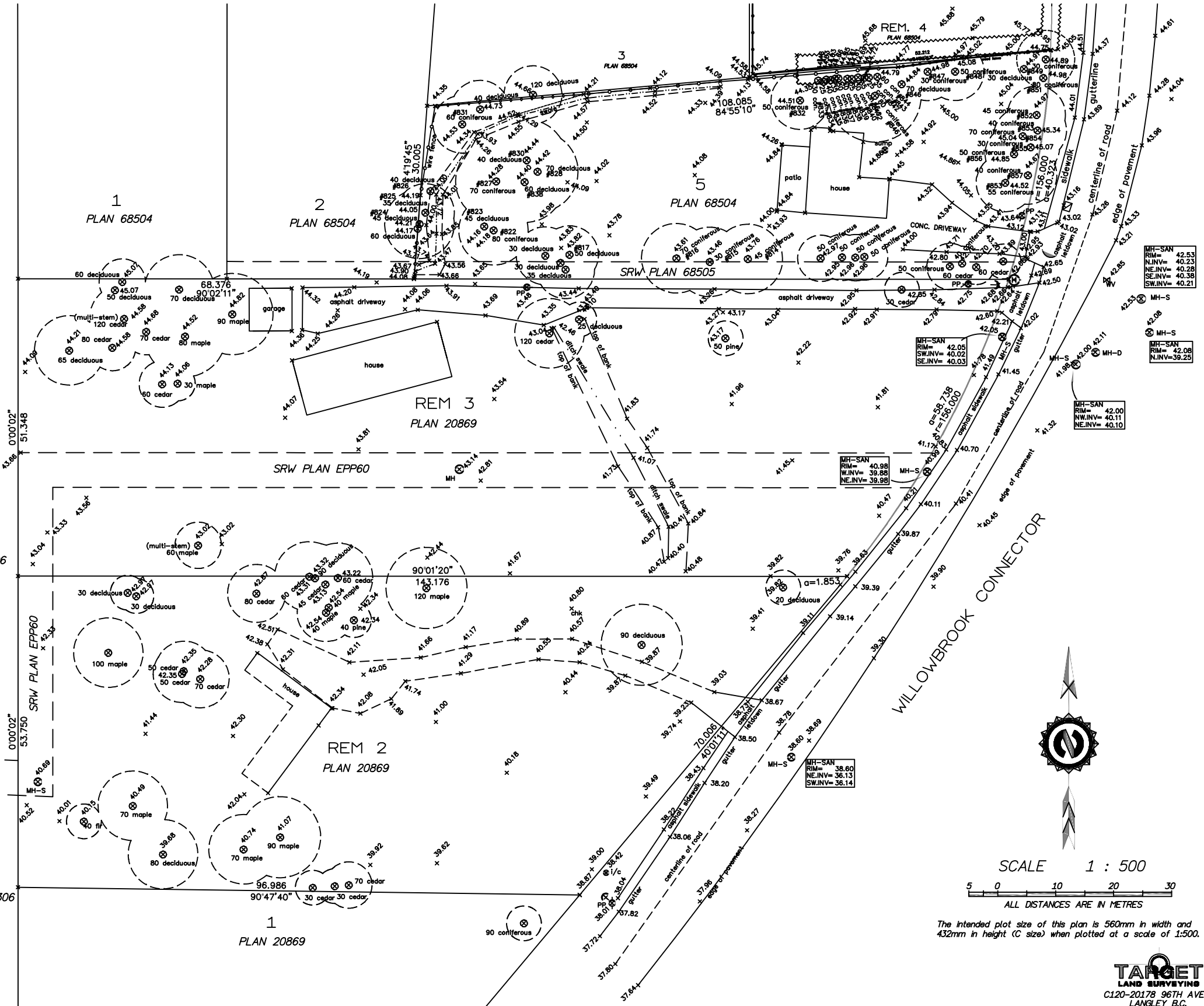
Lot dimensions are derived from FIELD SURVEY.

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from RTK GNSS survey observations within the MetroVancouver Active control Network. Verified to control monument 88H4537 on the centerline of Smith Cres at #21260. Elevation = 20.458m

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CERTIFIED CORRECT
DATED THIS 5th DAY OF AUGUST 2021.

M. Adam Fulkerson
B.C.L.S.



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Sheet Title

SURVEY

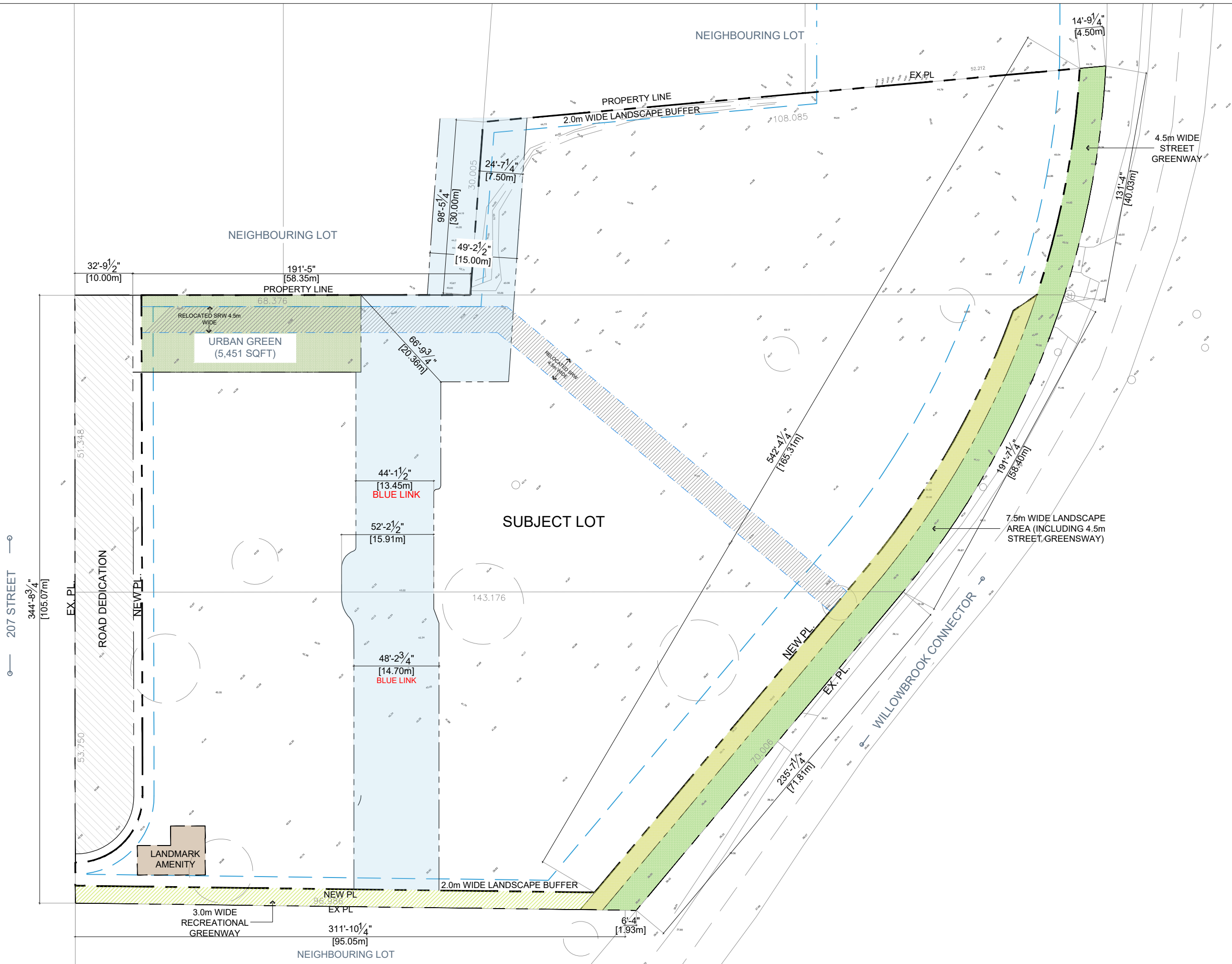
Scale

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A-0.5

April 12, 2024



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GSV

Date

2023-09-15

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Sheet Title

BASE PLAN

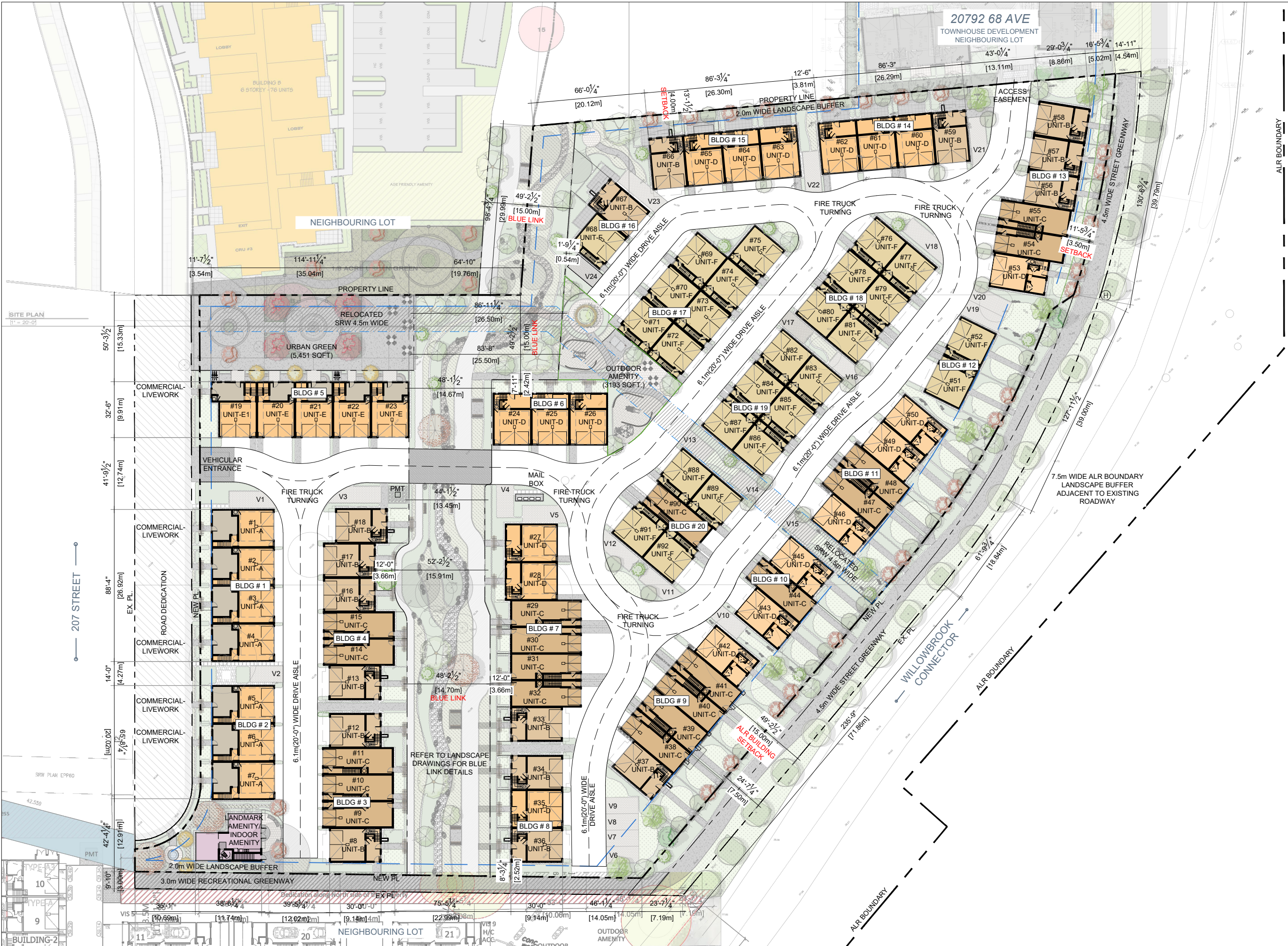
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SITE PLAN

Scale

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A-1.0

LEGEND

TRAFFIC CIRCULATION



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CONTEXT PLAN

Scale

As Noted

Sheet No.

A-1.1



1

Date	Description
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Seal

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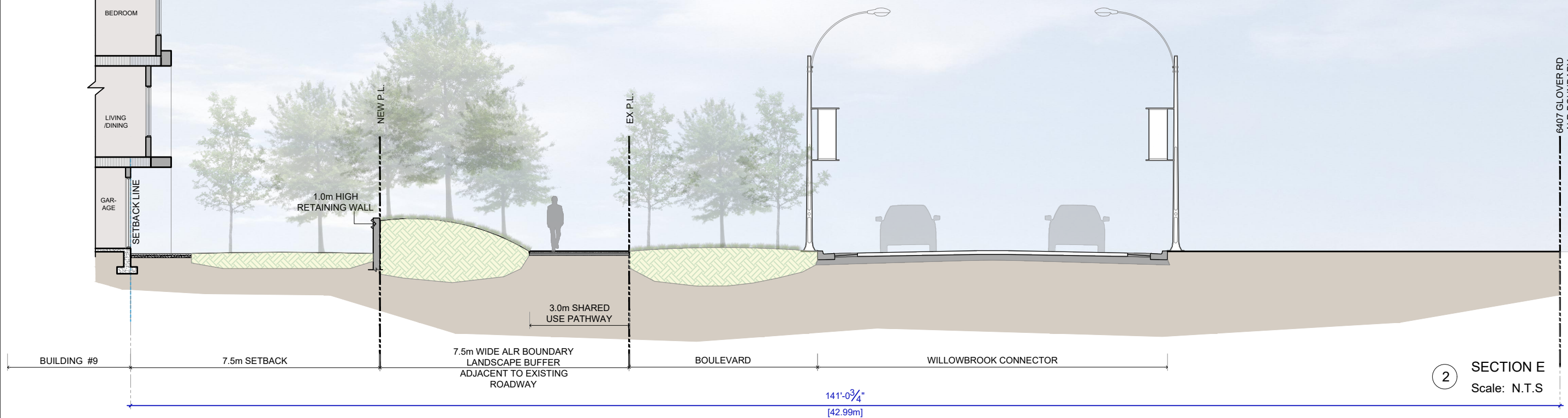
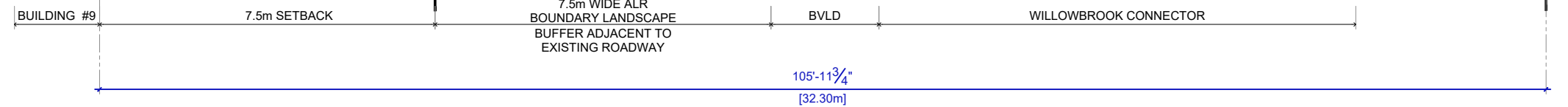
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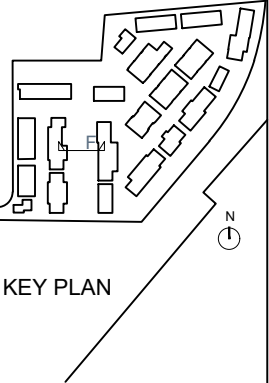
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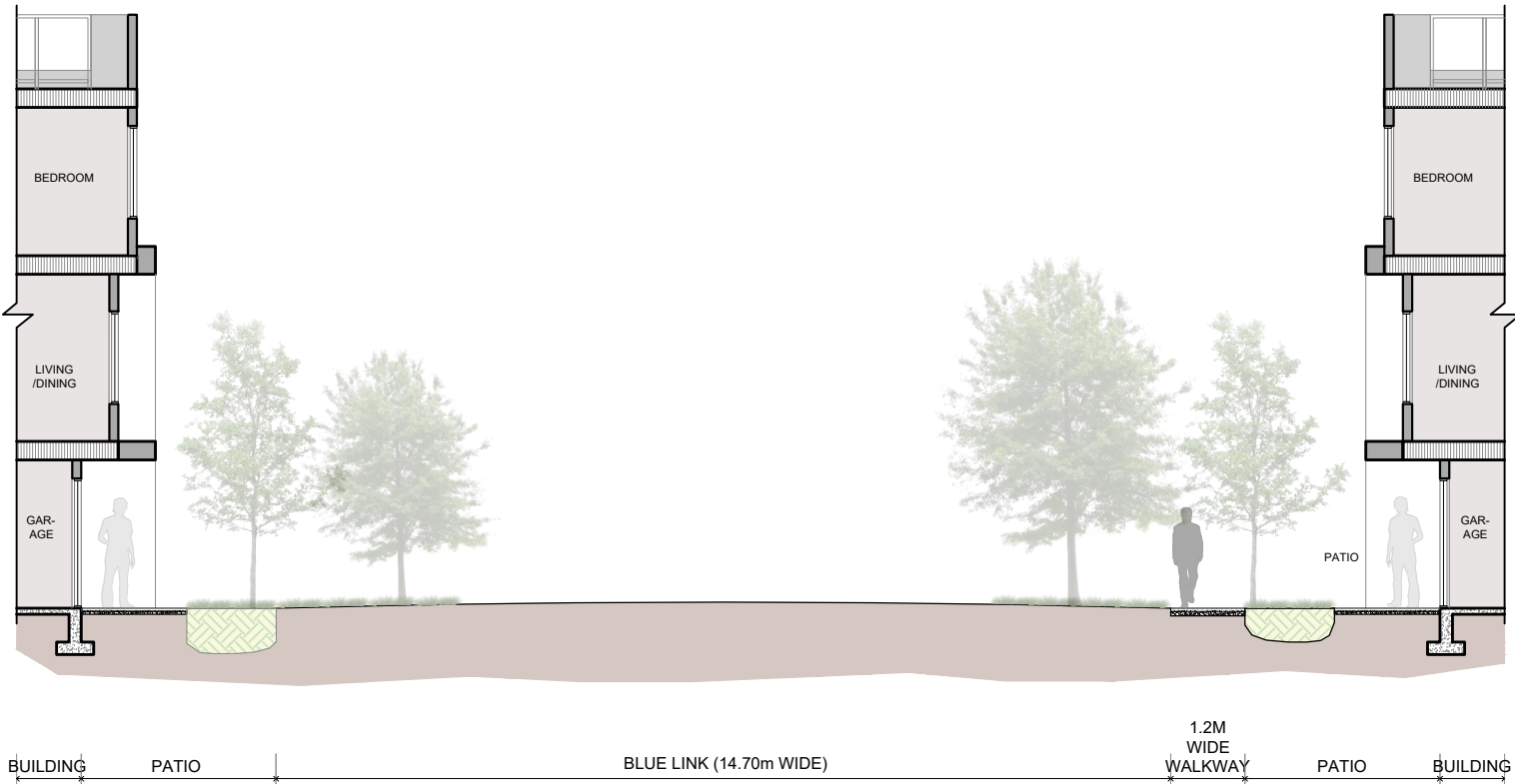
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Sheet Title
SITE SECTIONS

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A-4.1



1 SECTION F
Scale: N.T.S