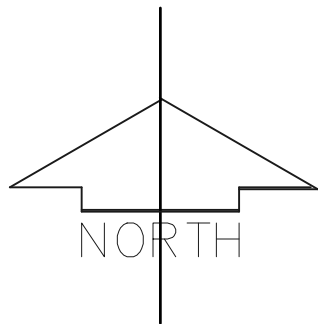




Project:

1100
0938430 BC LTD.
104- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:

CONTEXT SHEET

Project Status:

DEVELOPMENT PERMIT

SUBMISSION	
Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description
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REVISION		
No.	Date	Description

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Scale:
N.T.S.

DWG. NO:
A.0.1



ZONING RECONCILIATION

CIVIC ADDRESS :

20306 82ND AVENUE, LANGLEY BC

ZONING SYNOPSIS :

EXISTING ZONING: SR2

PROPOSED ZONE : CD

COMMUNITY PLAN : WILLOUGHBY

NCP : LATIMER NCP

SITE :

EXISTING (GROSS): 198053.19 SQ. FT. / 4.54 AC / 1.91 Ha

EXISTING (NET): 193440.82 SQ. FT. / 4.44 AC / 1.79 Ha

DENSITY:

BASE DENSITY (ALLOWED) : 6-8 UPA (RES 3)
: 6 X 4.54 = 27.24 (MIN.)
: 8 X 4.54 = 36.32 (MAX.)

DENSITY PROPOSED : 23.00 (105 UNITS)
: 23.00 X 4.54 = 104.42 (105) UNITS

INCREASED DENSITY PROPOSED = 105 - 36 = 69 UNITS (CAC PAYABLE)

TOTAL CAC FEES PAYABLE = 69 X \$20,000/UNIT = \$1,380,000

SITE-COVERAGE:

PERMITTED : 40%

PROPOSED : 74510.00 / 198053.19 = 37.62%

AMENITY SPACE:

'SECTION 111.5' : 64,584 SQ.FT. (6 SQ.M.) PER TOWNHOUSE

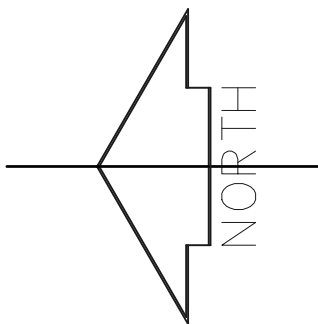
OUTDOOR AMENITY SPACE REQUIRED = 6781.32 SQ.FT.
(105 UNIT X 64.584 SQ.FT.) (630.00 SQ.M.)

OUTDOOR AMENITY SPACE PROVIDED = 14316.12 SQ.FT.
(1330.00 SQ.M.)

TANDEM UNITS	=	31
PARALLEL UNITS	=	69
ACCESSIBLE UNITS	=	05
TOTAL PROPOSED DWELLING UNITS	=	105

PARKING REQUIREMENT		
TANDEM	2.3 x 31	= 71.30
PARALLEL	2.0 x 69	= 138
VISITORS	105/5	= 21 (say) = 21
TOTAL REQUIRED		= 230

PARKING PROVIDED		
WITHIN UNITS	=	210
VISITORS	=	30
TOTAL PROVIDED	=	250



Project:

1100

0938430 BC LTD.

104- TOWNHOUSE UNITS

20306- 82 AVENUE, LANGLEY, BC

Drawing:

PROJECT DATA

Project Status:

DEVELOPMENT PERMIT

SUBMISSION	
Date (YYYY-MM-DD)	Description
YYYY-MM-DD Issue Description	
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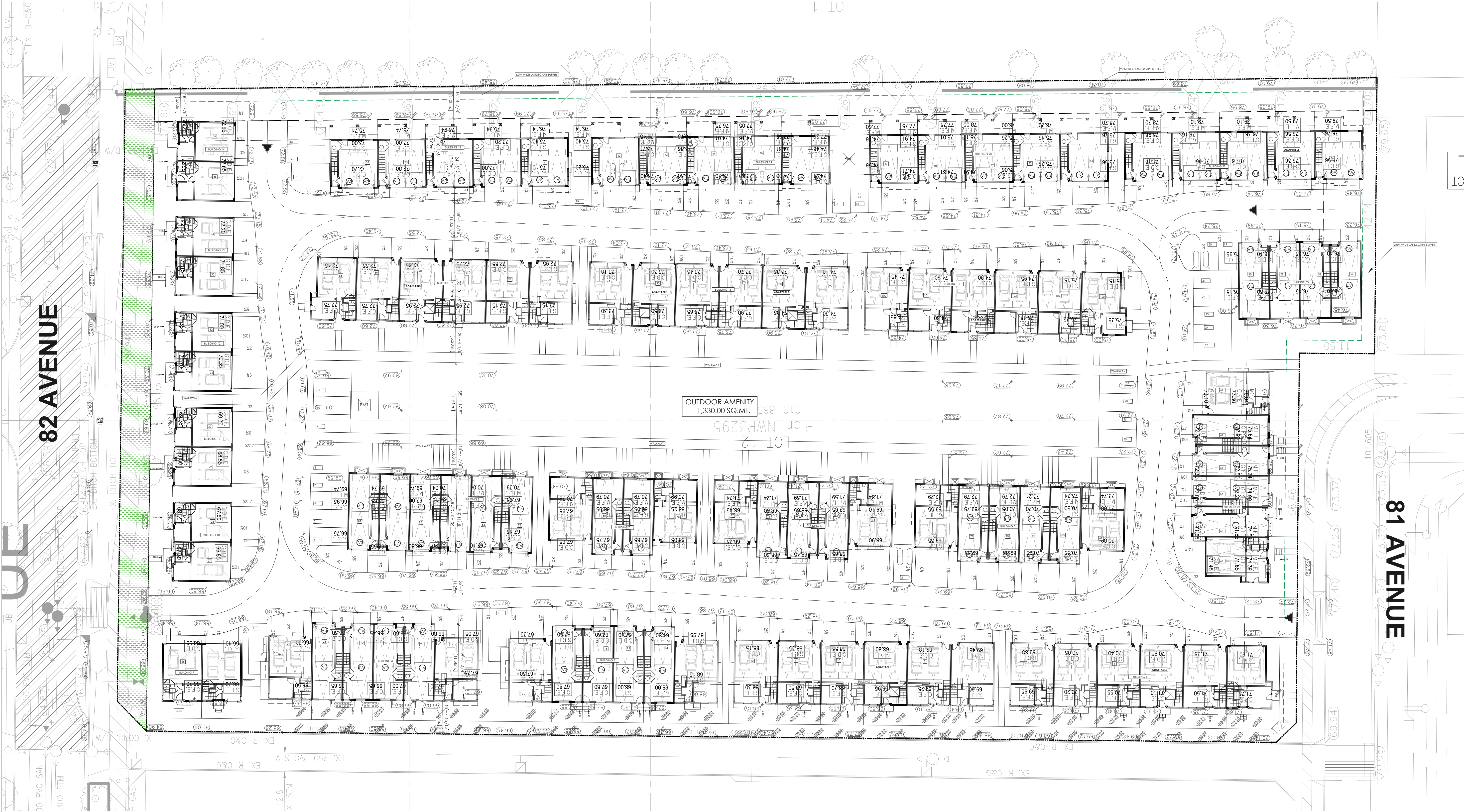
REVISION		
No.	Date	Description

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Scale:
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DWG. NO:

A.1.1

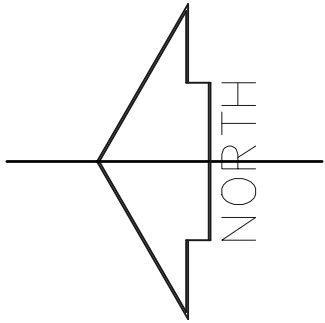


1 SITE LAYOUT
Scale: 1:24



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Email: jaswinder@cre8architecture.ca

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Project:
1100
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104- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC
Drawing:
SITE PLAN

Project Status:
DEVELOPMENT PERMIT

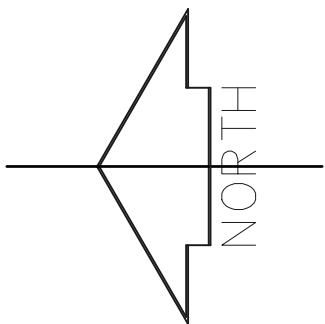
SUBMISSION	
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OUTDOOR AMENITY
1,330.00 SQ.MT.



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Project:

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104- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:

**SITE PLAN
(ENLARGED)**

Project Status:

DEVELOPMENT PERMIT

SUBMISSION	
Date	Description
YYYY-MM-DD	Issue Description
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REVISION

No.	Date	Description

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Scale:
1/16" = 1'-0"

DWG. NO:

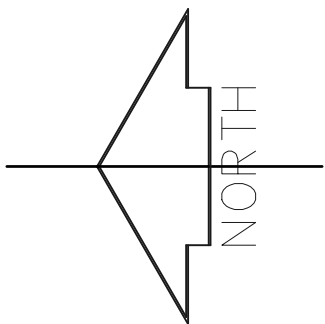
A.1.3

1 SITE LAYOUT
Scale: 1/16" = 1'-0"



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Project:

1100
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20306- 82 AVENUE, LANGLEY, BC

Drawing:

**SITE PLAN
(ENLARGED)**

Project Status:

DEVELOPMENT PERMIT

SUBMISSION	
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Scale:
1/16" = 1'-0"

DWG. NO:
A.1.4

1 SITE LAYOUT
Scale: 1/16" = 1'-0"





1 VIEW ALONG 82 AVENUE
Scale: N.T.S



2 VIEW ALONG 82 AVENUE
Scale: N.T.S

Project:
1100
0938430 BC LTD.
104- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
3D-VIEWS

Project Status:
DEVELOPMENT PERMIT

SUBMISSION	
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REVISION		
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1 VIEW ALONG 82 AVENUE
Scale: N.T.S



2 VIEW ALONG 82 AVENUE
Scale: N.T.S

Project:
1100
0938430 BC LTD.
104- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
3D-VIEWS

Project Status:
DEVELOPMENT PERMIT

SUBMISSION	
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REVISION		
No.	Date	Description

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Plot Date: DECEMBER 07, 2023



2 STREETScape VIEW FROM 82ND AVENUE
Scale: N.T.S

NOTE: PLEASE REFER TO SITE-PLAN AND LANDSCAPE PLAN FOR THE DETAILS.



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20306- 82 AVENUE, LANGLEY, BC

Drawing:
3D-VIEWS

Project Status:
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Scale: N.T.S.	DWG. NO: A.5.4
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