



### SITE STATISTICS

PID	Address
008-599-602	20572 76 Avenue
003-364-143	20596 76 Avenue
008-599-581	20560 76 Avenue
003-665-399	20565 74B Avenue
003-665-402	20577 74B Avenue
003-517-284	20593 74B Avenue
003-517-292	20605 74B Avenue

Zone	Min. Lot Area (m <sup>2</sup> )	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-CL(A) Front Loaded			
Interior Lot	275	11.0	25.0
Corner Lot	355	14.2	25.0
R-CL(A) Rear Loaded			
Interior Lot	266	9.5	28.0
Corner Lot	352	12.6	28.0
R-1A			
Front Loaded	220	8.2	22.0
Rear Loaded	220	12.5	22.0
R-CL(SD)			
Interior Lot	201	7.2	28.0
Corner Lot	254	9.1	28.0
R-CL(RH)			
Interior Lot	168	6.0	28.0
Corner Lot	254	9.1	28.0
End Lot	201	7.6	28.0

Zone/Unit Type	# of units (lots)	% of units	% unit type
<b>Single-Family Residential</b>			
R-CL (A) Rear	19	43%	
R-CL (A) Front	20	45%	
R-1A	5	11%	
<b>SubTotal</b>	<b>44</b>	<b>100%</b>	<b>76%</b>
<b>Multi-Family Residential</b>			
R-CL(SD)	4	29%	
R-CL(RH)	10	71%	
<b>SubTotal</b>	<b>14</b>	<b>100%</b>	<b>24%</b>
<b>Total Units (Lots)</b>	<b>58</b>		

	Hectare	Acre	Sq. Meters
Total Developable Area	3.384	8.36	33840
Density	17.139	6.94	
Min Density Required	20	8	
Max Density Allowed	25	10	

### LEGEND

- Subject Properties
- Road Right-of-Way (ROW)
- Centerline
- Statutory Right-of-Way (SRW)
- R-CL(A) Front
- R-CL(A) Rear
- R-1A
- R-CL(SD)
- R-CL(RH)
- Street Greenway (4.5m)
- Streamside Protection and Enhancement Area (SPEA)
- Off-site SPEA (existing and future conceptual)
- Future off-site property line

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2022.12.16	0	SF Option	CM
2023.01.06	1	Revision per client comments	CM
2023.01.10	2	Revision per client comments	AM
2023.01.16	3	Add. servicing SRW	CM
2023.02.08	4	Matched to revised subdivision	CM

### SKETCH 10

Conceptual Layout  
74B Ave & 206 St  
Township of Langley, BC

DATE: February 8, 2023  
 PREPARED FOR: Qualico Developments  
 SCALE: 1 : 1250 @ 11" X 17"  
 MCE PROJECT: 2111-03365-08  
 MUN. PROJECT: 08-23-0220



### NOTES

- Subject site layout based on preliminary subdivision plan and survey, off-site based on Township of Langley Open Data and conceptual linework from adjacent development project.
- Properties subject to Yorkson Neighbourhood Plan and Willoughby Community Plan, Mixed Residential Designation.
- Proposed layout does not meet Table 4.1 Residential Mix Table per the Yorkson Neighbourhood Plan. Plan amendment required.
- Layout demonstrates feasibility of adjacent off-site development concept at 20608 76 Avenue.
- Proposed variances on R-1A lot setbacks.

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