

CIVIC ADDRESS:
19820 69 AVE LANGLEY BC V2Y 2W8

CURRENT LAND USE DESIGNATION:
SUBURBAN RESIDENTIAL ZONE SR-2

PROPOSED LAND USE:
MUTIPLE FAMILY RESIDENTIAL ZONE

APPLICABLE DEVELOPMENT PERMIT AREA:
ROUTLEY SOUTH

CURRENT ZONE:
SINGLE FAMILY (6UPA)

PROPOSED ZONE:
CD ZONE

SUMMARY OF PROPOSAL:
THE PROPOSED PROJECT CONSIST OF 22 TOWNHOUSE UNITS, AND AN AGE FRIENDLY AMENITY.



SITE PLAN
SCALE 1"-30'-0"

DEVELOPMENT DATA

SITE AREA	S.F.	AC	SQ.M	Ha
GROSS	45,203.00 S.F.	1.04	4,199.49	0.42
ROAD DEDICATION	5,511.00 S.F.	0.13	511.99	0.05
PARK DEDICATION	0.00	0.00	0.00	0.00
NET	39,692.00 SF.	0.91	3,687.51	0.37

DENSITY				
DENSITY (PER GROSS)	21 UPA	52 UPHa	(22 UNITS)	
DENSITY (PER NET)	24 UPA	60 UPHa	(22 UNITS)	
F.A.R. (PER GROSS)	0.73	32,920.00 SF	(3,058 M2)	
F.A.R. (PER NET)	0.83	32,920.00 SF	(3,058 M2)	

SITE COVERAGE	27.22 %	(12,303 S.F)	(1,143 M2)	
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PARKING:			
REQUIRED:			
RESIDENTIAL: NON-TANDEM	2 x(13 UNITS)	26	
RESIDENTIAL: TANDEM	2.30 x(16 UNITS)	36.80	
VISITOR:	0.20 x(22 UNITS)	= 4.40 SPACES	
TOTAL:		67 SPACES	
PROVIDED:			
RESIDENTIAL:	62.80 SPACES		
VISITOR:	5 SPACES	(1 PER 5 DWELLING)	
TOTAL:	67.80 SPACES		
TANDEM PARKING	17 (TANDEM PARKING)	= 65.38 (%)	

AMENITY AREA				
REQUIRED:				
OUTDOOR	6.0 M2 X	(22 UNITS)	132.00 M2	
PROVIDED:				
INDOOR AMENITY	0 S.F.	0.00 SQ.M.		
OUTDOOR AMENITY	2,051 S.F.	190.54 SQ.M.		
TOTAL		190.54 SQ.M.		

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	GROUND S.F. (EXCL. GARAGE)	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT 'A'	3 BEDROOMS	3	234.00 SF.	638.91 SF.	664.24 SF.	1,537.15 S.F.	4,611.45 S.F.
UNIT 'A1'	3 BEDROOMS	6	228.00 SF.	666.00 SF.	691.00 SF.	1,585.00 S.F.	9,510.00 S.F.
UNIT 'A2'	3 BEDROOMS	3	206.00 SF.	594.55 SF.	620.19 SF.	1,420.74 S.F.	4,262.22 S.F.
UNIT 'B'	3 BEDROOMS	2	245.00 SF.	704.00 SF.	704.00 SF.	1,653.00 S.F.	3,306.00 S.F.
UNIT 'C'	3 BEDROOMS	4	216.00 SF.	587.00 SF.	617.00 SF.	1,420.00 S.F.	5,680.00 S.F.
UNIT 'D'	3 BEDROOMS	4	343.00 SF.	714.00 SF.	744.00 SF.	1,801.00 S.F.	7,204.00 S.F.
UNIT 'D3'	3 BEDROOMS	1	372.65 SF.	773.00 SF.	773.00 SF.	1,918.65 S.F.	1,918.65 S.F.
TOTAL COUNT =		22			TOTAL =		34,573.67 S.F.



FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca



PROJECT INFO:
19820 69 ave ST LANGLEY
CLIENT:

DATE
2025
PROJECT NO:
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SCALE: DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

SITE CONTEXT



VIEW ALONG 69 AVE.



VIEW ALONG 68B AVE.



FLAT.
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
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SITE CONTEXT

DP-101