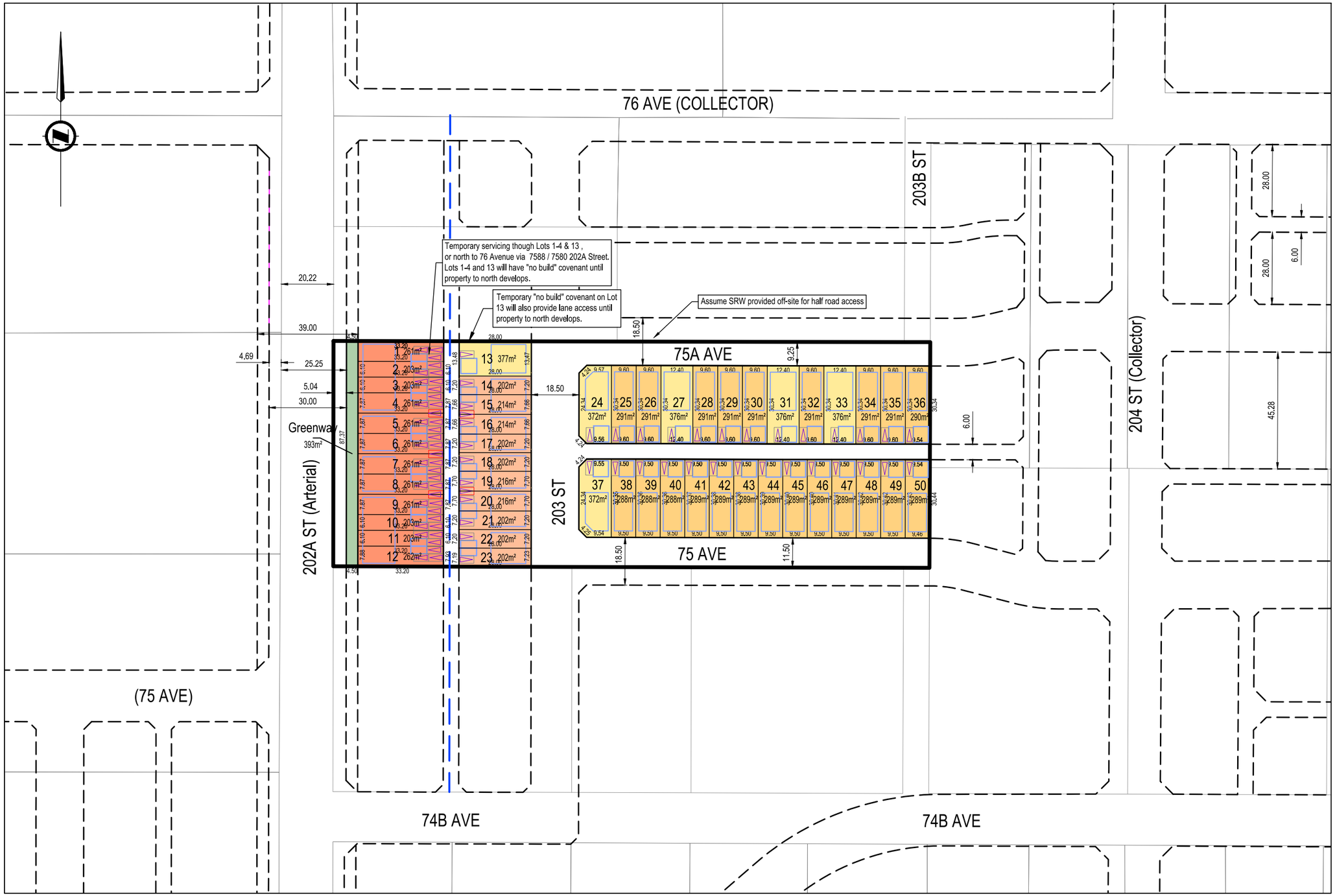


LEGEND

- Subject Properties
- Land Use Boundary
- Road Right-of-Way
- Off-site Road ROW
- Greenway
- R-CL(SD) (10 units, 26% SF Res 3**)
- R-CL(A) Rear (22 units, 58% SF Res 3**)
- R-1A (6 units, 16% SF Res 3**)
- R-CL(RH)
- Building Setback, Garage Envelope
- Parking Pad
- Visitor Parking Pad

SITE STATISTICS

	Units	Rowhouse / Townhouse B	Residential 3	Total
Area	ha	0.39	1.63	2.02
	ac	0.97	4.02	5.00
Permitted	upa	8-22	6-8	n/a
upa Proposed	upa	12.31	9.44	n/a
Yield Permitted	units	8-21	25-32	33-53
Yield Proposed	units	12	38	50

* Willoughby Community Plan policy 3.1.8 permits density averaging across sites with split designations.

** Single Family Residential 3 density mix restricts detached Residential Compact Lots to no more than 60% of development.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.05.17	0	Drawing created	VS

SKETCH 2

Subdivision Concept

7538 202A Street

Township of Langley, BC

DATE: May 17, 2021
PREPARED FOR: Sunsa Holdings Ltd.
SCALE: 1 : 1500 @ 11" X 17"
McE PROJECT: 2111-05844-00
MUN. PROJECT:

NOTES

1. Sketch based on survey
2. Properties situated within Latimer Neighbourhood Plan, area approx. 20,229m² (2.02 ha., 5.00 ac.)
3. Layout yields 50 lots.
4. Road dedications based on table 6.9 -- Latimer Servicin Plans & Latimer Land Use Maps 1, 2, & 3.
   4.1. 202A St. assumes 38m dedication (arterial 30m (UA2-E) + 9m greenways).
5. Neighbourhood park and elementary school to service this quadrant. The location of each is yet to be determined.
6. Land use boundary per NP Land Use Plan, require confirmation from Township.
7. R-1A garage rear and side setback requires variance to reduce from 1.5m to 0.6m for consistent appearance with those of surrounding R-CL(A) Rear.

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DATE: 2021-06-12, 13:56 FILE: X:\2111\2111-05844-00 Sunsa - 7538 202A St Development Application\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\21-04-26 (05844-00) Sketch 2.dwg