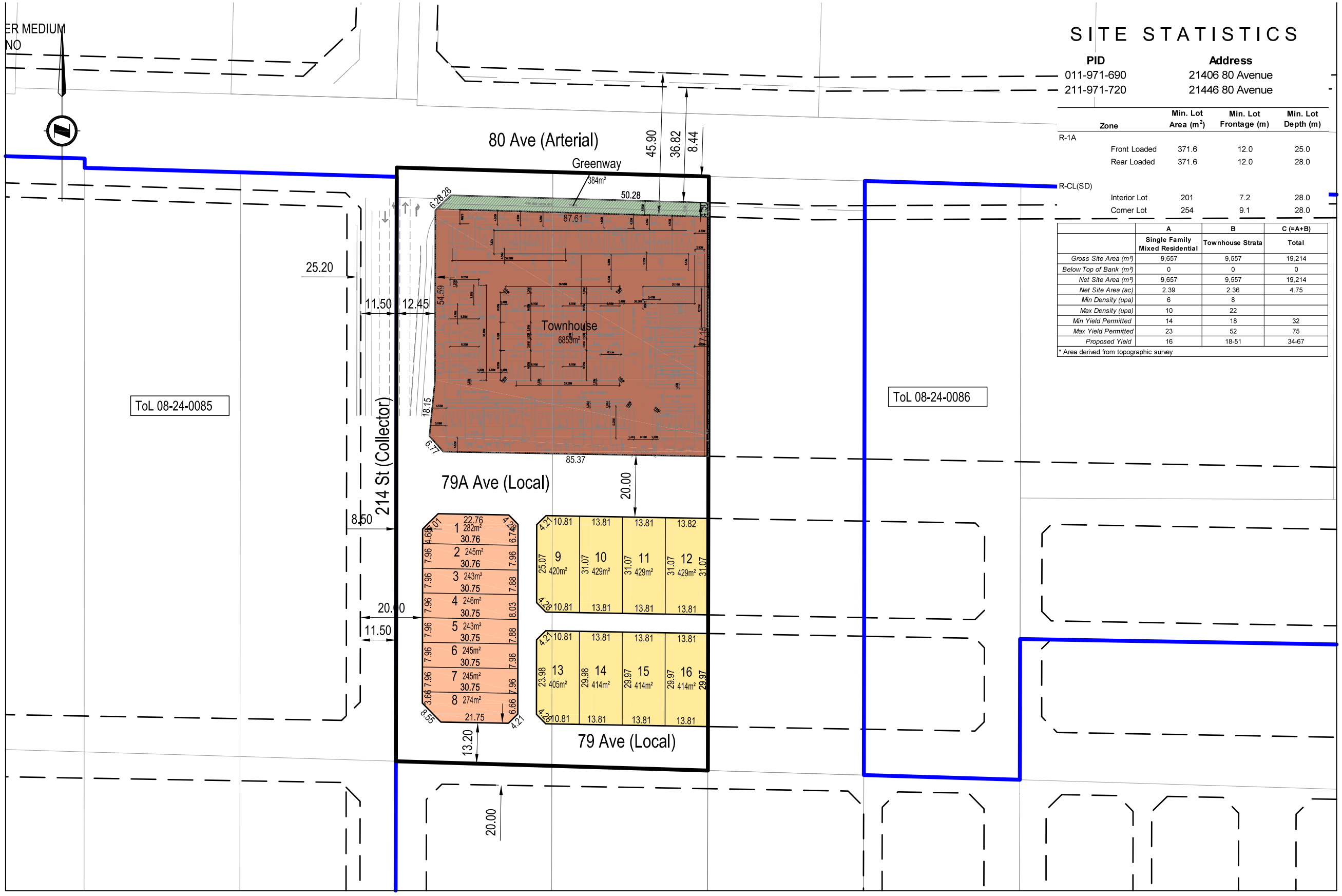


SITE STATISTICS

PID	Address
011-971-690	21406 80 Avenue
211-971-720	21446 80 Avenue

Zone		Min. Lot Area (m^2)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1A				
	Front Loaded	371.6	12.0	25.0
	Rear Loaded	371.6	12.0	28.0
R-CL(SD)				
	Interior Lot	201	7.2	28.0
	Corner Lot	254	9.1	28.0

	A	B	C (=A+B)
	Single Family Mixed Residential	Townhouse Strata	Total
Gross Site Area (m^2)	9,657	9,557	19,214
Below Top of Bank (m^2)	0	0	0
Net Site Area (m^2)	9,657	9,557	19,214
Net Site Area (ac)	2.39	2.36	4.75
Min Density (upa)	6	8	
Max Density (upa)	10	22	
Min Yield Permitted	14	18	32
Max Yield Permitted	23	52	75
Proposed Yield	16	18-51	34-67

* Area derived from topographic survey

LEGEND

- Site Boundary
- Existing Township Projects
- Road Right-of-Way (ROW)
- Future Road ROW
- R-1A
- R-CL(SD)
- Townhouse
- Greenway

NOTES

1. Base map from topographic survey.
2. Land use based on Williams Neighbourhood Plan (NP).
3. Proposed road network based on Williams NP, and is subject to confirmation by Township and engineering.
4. Assumes 214 Street would be developed by project to the west.
5. Townhouse units calculated based on density requirement per Williams NP.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.04.21	0	Drawing created	VS

SKETCH 5

Conceptural Layout
212 Street & 80 Avenue
Township of Langley, BC

DATE: May 25, 2021
PREPARED FOR: Paddington Properties Ltd.
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-05792-00
MUN. PROJECT:

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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DATE: 2021-05-25, 08:23 FILE: K:\2111\2111-05792-00 Silkam - Williams Feasibility\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\2104-21 5792-5 Sketch 5.dwg