



LOT DEVELOPMENT DATA

GROSS SITE AREA:	291,288 S.F.	6.687 ACRES	27061.6m ²	2.706HA
DEDICATIONS:	67,645 S.F.	1.554 ACRES	6,289.1m ²	0.629HA
NET SITE AREA:	223,543 S.F.	5.133 ACRES	20,772.5m ²	2.077HA

NORTH LOT DEVELOPMENT DATA

ZONING:				
GROSS SITE AREA:	145,528 S.F.	3.341 ACRES	13,520m ²	1.352HA
DEDICATIONS:	33,543 S.F.	0.77 ACRES	3116.2m ²	0.312HA
NET SITE AREA:	111,985 S.F.	2.571 ACRES	10,403.8m ²	1.040HA
DENSITY:	19.8 UPA			
NO. OF UNITS	66			
NET SITE COVERAGE:	45.0%			

DWELLING PARKING:		
REQUIRED:	2 PER UNIT = 132 STALLS 2 ADDITIONAL PER UNIT FACING 202A ST = 16 STALLS TOTAL = 148 STALLS	

PROVIDED 148 STALLS (16 S/C STALLS)

VISITOR PARKING:	
REQUIRED:	0.2 PER UNIT = 13.2 STALLS

PROVIDED 13 STALLS (1 S/C STALL)

AMENITY:	
REQUIRED:	396m ² (4,262 S.F.)
PROVIDED:	396m ² (4,262 S.F.)

ADAPTABLE UNITS	
REQUIRED:	66 UNITS X 5% = 3.30 UNITS
PROVIDED:	4 UNITS

SOUTH LOT DEVELOPMENT DATA

ZONING:				
GROSS SITE AREA:	145,760 S.F.	3.346 ACRES	13,541.6m ²	1.354HA
DEDICATIONS:	34,152 S.F.	0.784 ACRES	3172.9m ²	0.317HA
NET SITE AREA:	111,608 S.F.	2.562 ACRES	10,368.7m ²	1.037HA

DENSITY: 19.1 UPA

NO. OF UNITS 64

NET SITE COVERAGE: 44.7%

DWELLING PARKING:	
REQUIRED:	2 PER UNIT = 128 STALLS 2 ADDITIONAL PER UNIT FACING 202A ST = 22 STALLS TOTAL = 150 STALLS

PROVIDED 150 STALLS (22 S/C STALLS)

VISITOR PARKING:	
REQUIRED:	0.2 PER UNIT = 12.8 STALLS

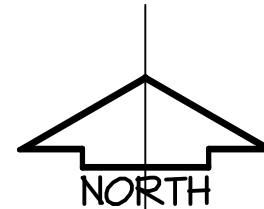
PROVIDED 13 STALLS (2 S/C STALLS)

AMENITY:	
REQUIRED:	384m ² (4,133 S.F.)
PROVIDED:	397m ² (4,268 S.F.)

ADAPTABLE UNITS	
REQUIRED:	64 UNITS X 5% = 3.2 UNITS
PROVIDED:	4 UNITS

HATCHED UNITS ARE 'ADAPTABLE'
AS PER T.O.L. REQUIREMENTS

HATCHED AREA REPRESENT 2M
LANDSCAPE BUFFER EACH SIDE OF PL



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

DATE	NO	DESCRIPTION
JAN 24, 2025	2	ISSUED FOR DP RESUBMISSION
DEC 12, 2024	1	ISSUED FOR DP APPLICATION

barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
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mail@barnett-dembek.com

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:

DRAWN: FS

CHECKED: JA

SCALE: 1" = 30'-0"

JOB NO.: 23016

DATE: DEC 12, 24

SHEET TITLE:

CONCEPTUAL SITE PLAN

DRAWING NO.

REVISION NO.

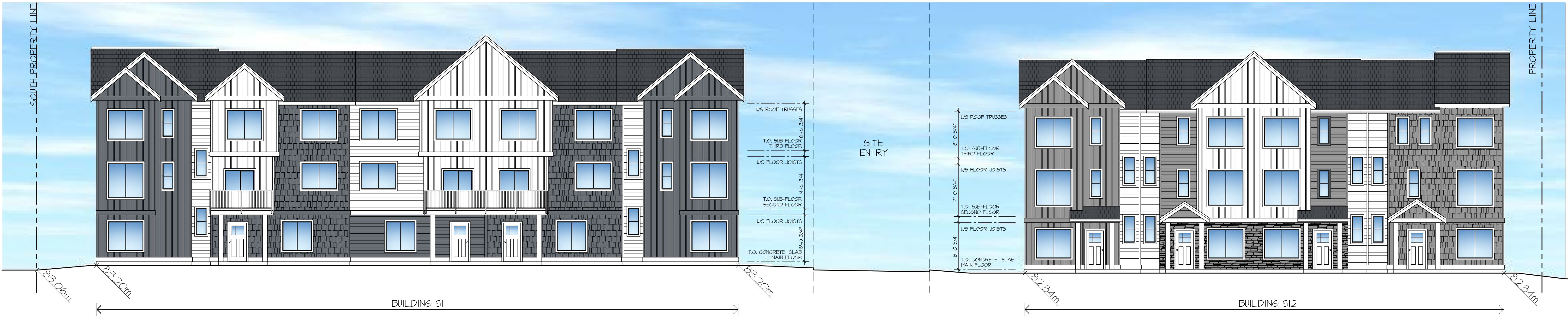
AC-1.01

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203 ST ELEVATION

SCALE: 1" = 20'-0"



203 ST ELEVATION - SOUTH LOT

SCALE: 1" = 10'-0"



203 ST ELEVATION - NORTH LOT

SCALE: 1" = 10'-0"

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124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
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CLIENT:

DRAWN: FS	
CHECKED: JA	
SCALE: 1" = 30'-0"	
JOB NO.: 23016	
DATE: DEC 12, 24	

SHEET TITLE:
**CONCEPTUAL
STREET ELEV.**

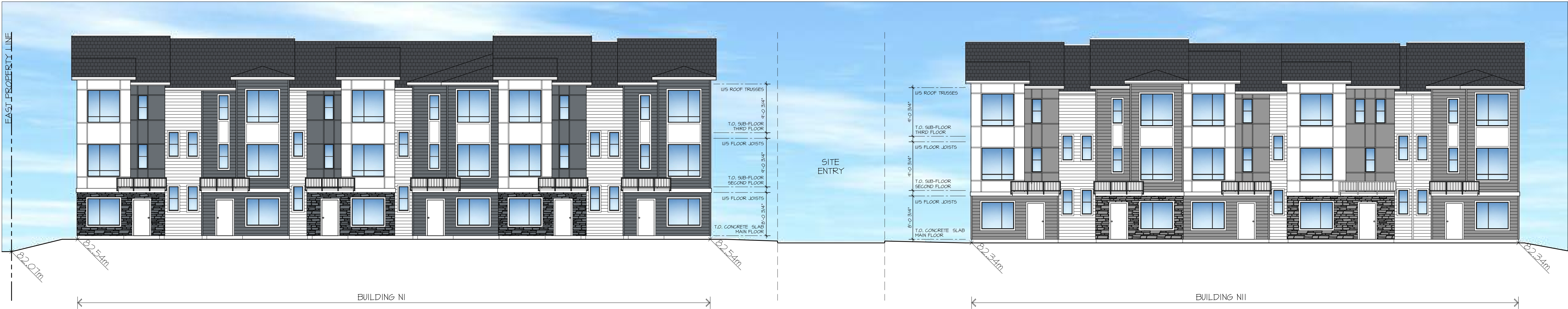
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AC-1.02	

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78 AVE ELEVATION

SCALE : 1" = 20'-0"



78 AVE ELEVATION - BLDG NI & NII

SCALE : 1" = 10'-0"



78 AVE ELEVATION - BLDG NII & N12

SCALE : 1" = 10'-0"

ISSUE		
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CHECKED: JA	
SCALE: 1" = 30'-0"	
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SHEET TITLE:
CONCEPTUAL STREET ELEV.

DRAWING No.	REVISION No.
AC-1.04	

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WALKWAY ELEVATION

SCALE : 1" = 20'-0"



WALKWAY ELEVATION - BLDG S6 & S5

SCALE : 1" = 10'-0"



WALKWAY ELEVATION - BLDG S2 & S1

SCALE : 1" = 10'-0"

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TOWNSHIP OF LANGLEY

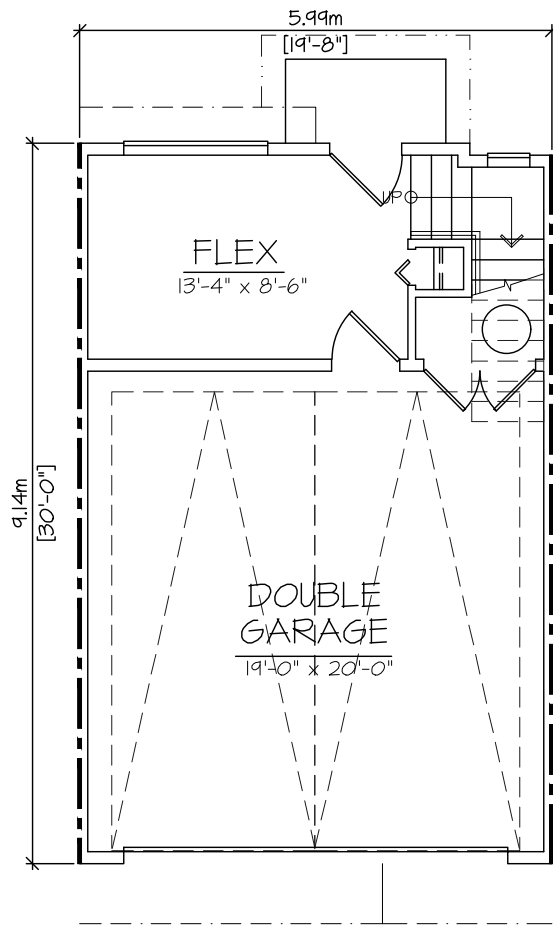
CLIENT:

DRAWN: FS	
CHECKED: JA	
SCALE: 1" = 30'-0"	
JOB NO.: 23016	
DATE: DEC 12, 24	

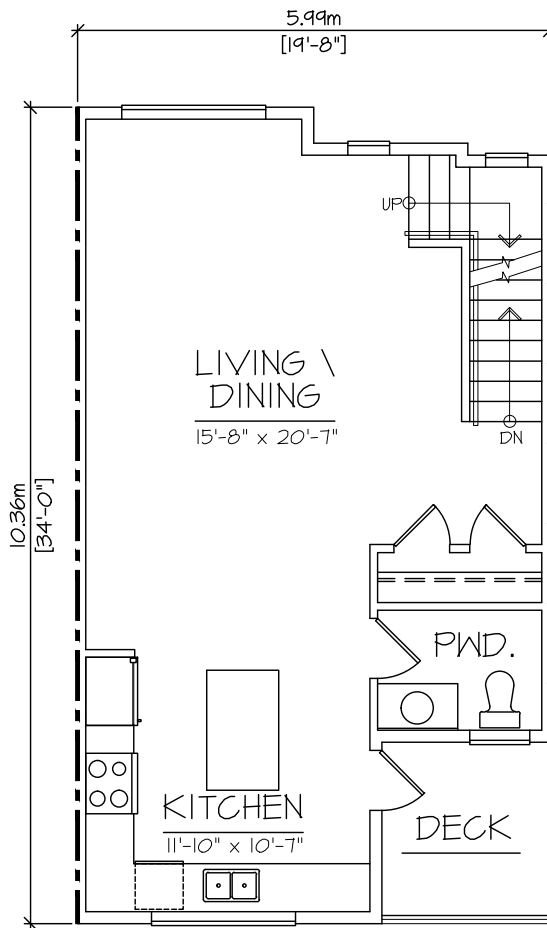
SHEET TITLE:
CONCEPTUAL STREET ELEV.

DRAWING No.	REVISION No.
AC-1.05	

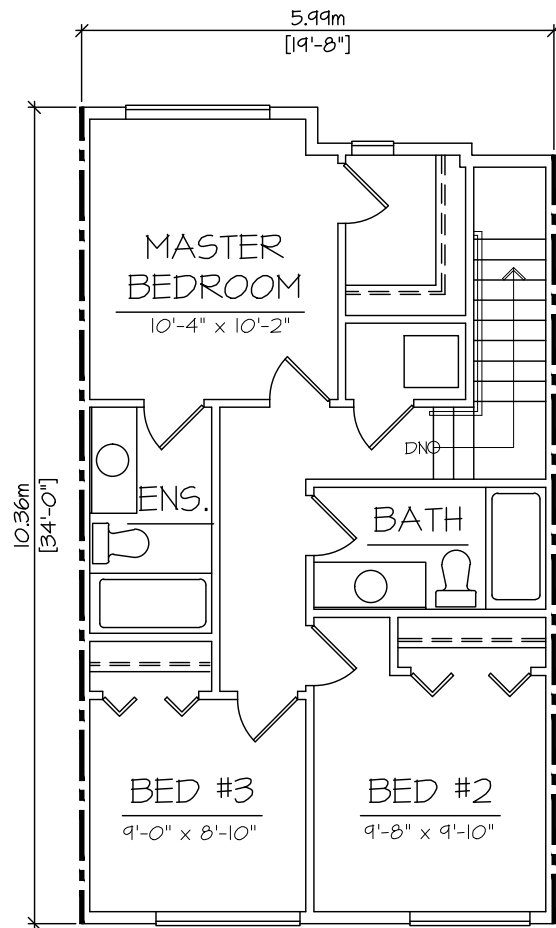
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GROUND FLOOR
SCALE : 1/8" = 1'-0" 180 S.F.

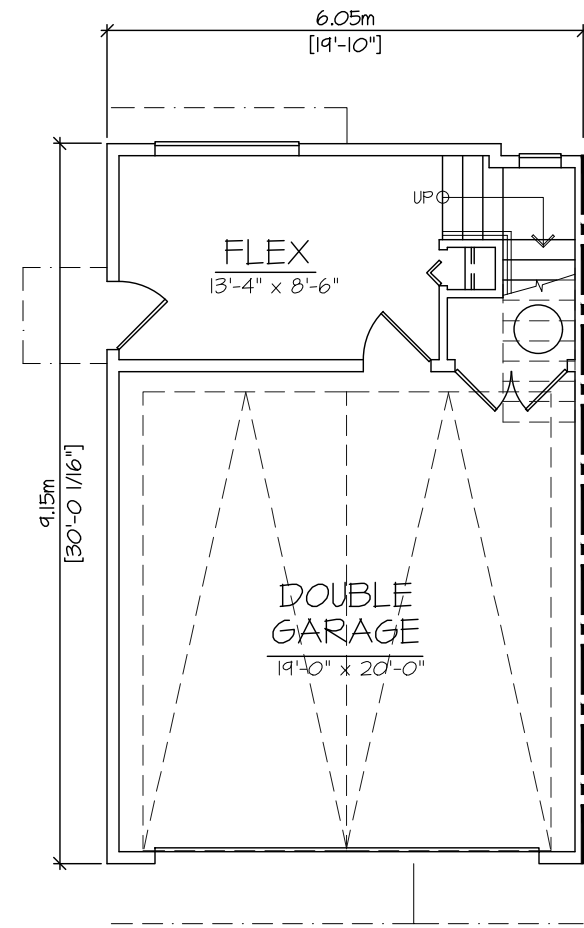


MAIN FLOOR
SCALE : 1/8" = 1'-0" 549 S.F.

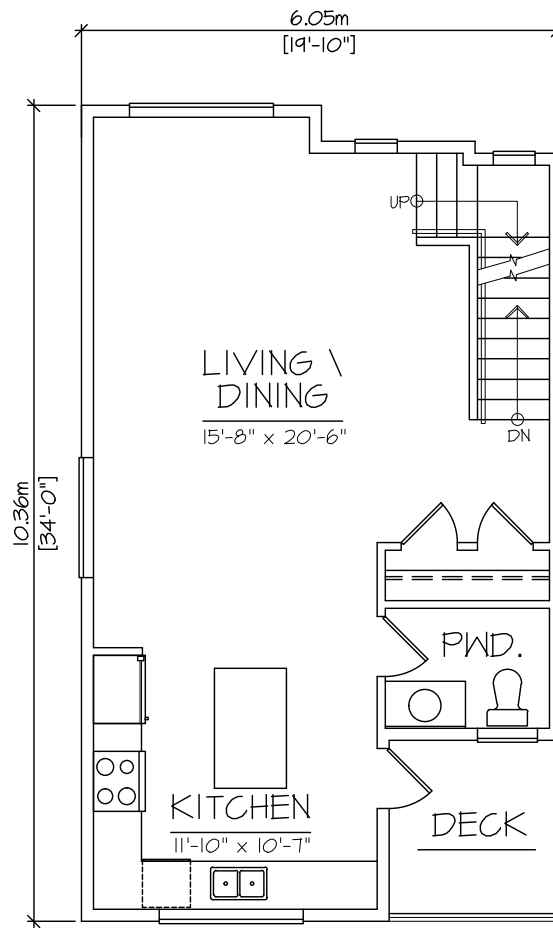


UPPER FLOOR
SCALE : 1/8" = 1'-0" 652 S.F.

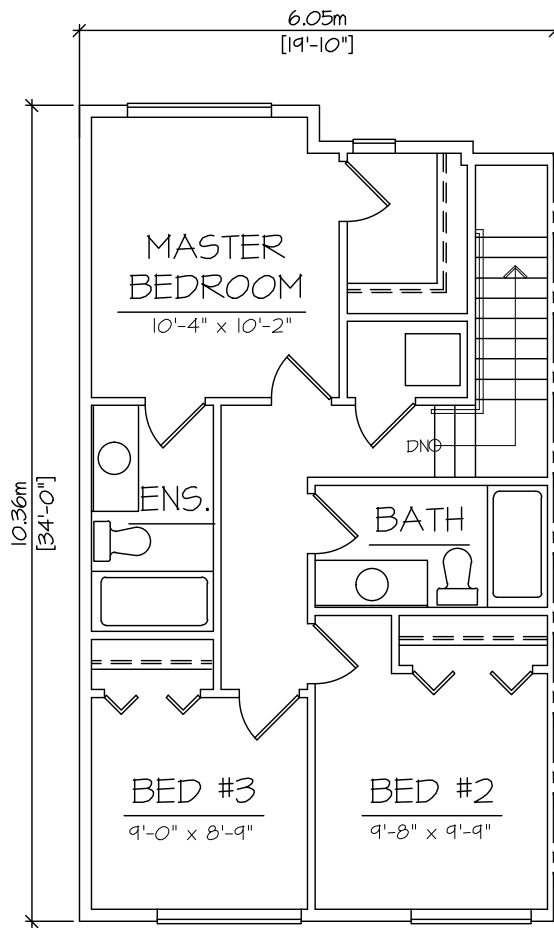
UNIT A
TOTAL 1,431 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 183 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 605 S.F.

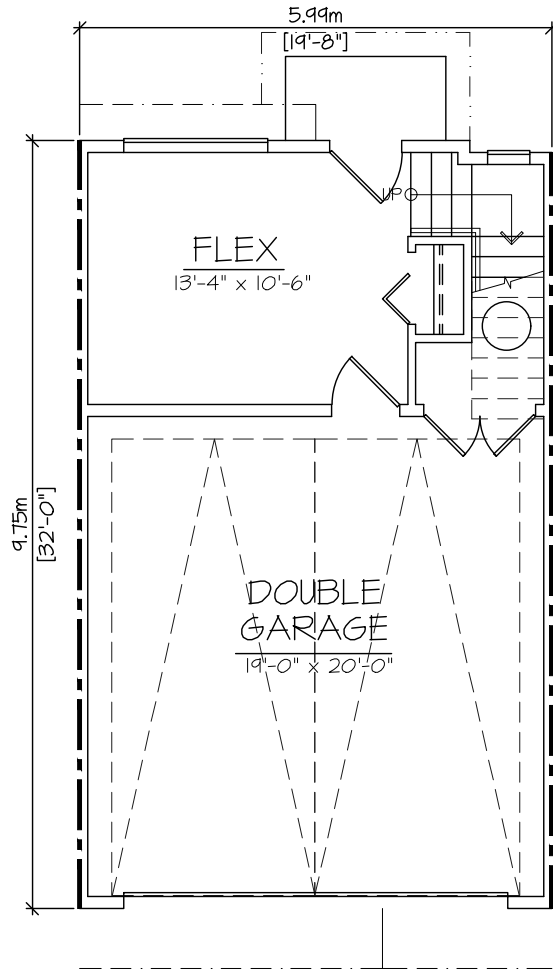


UPPER FLOOR
SCALE : 1/8" = 1'-0" 658 S.F.

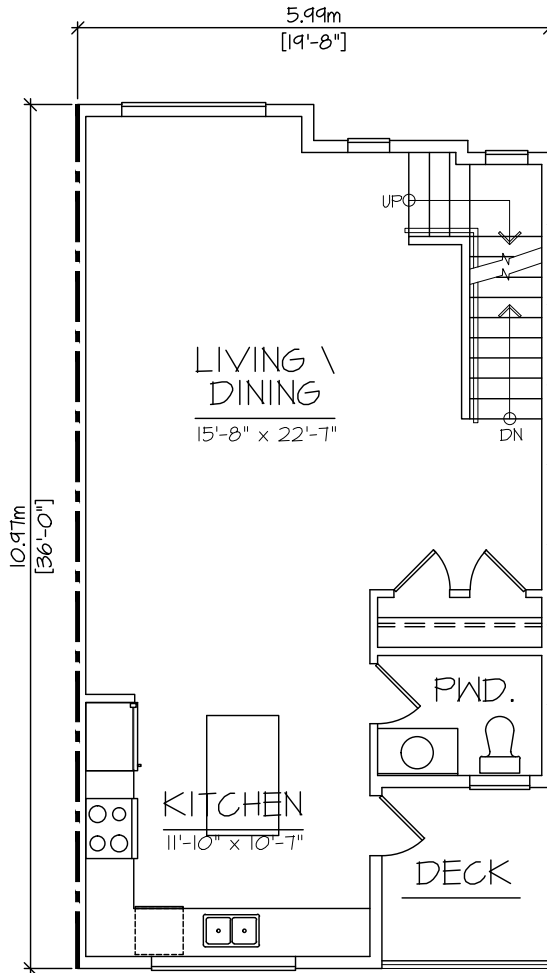
UNIT AI
TOTAL 1,446 S.F.

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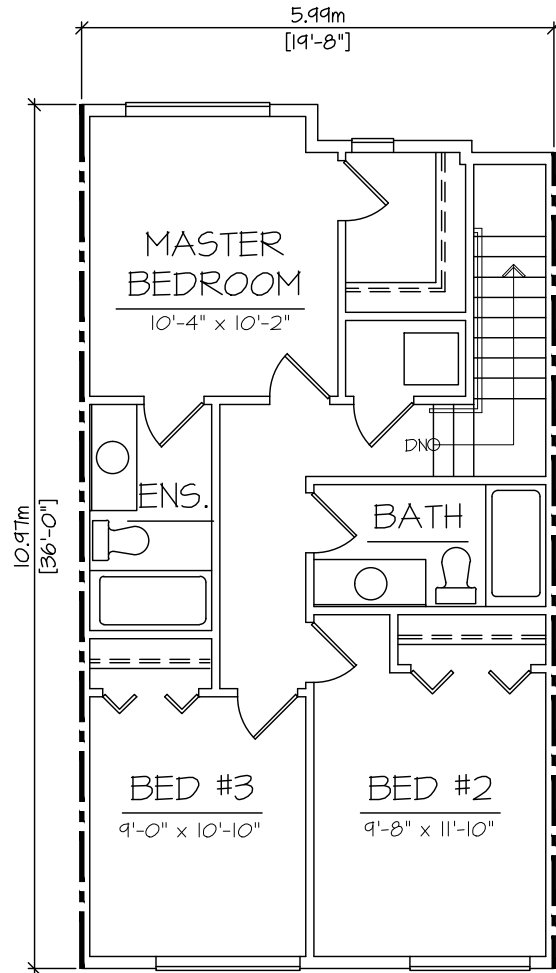
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ARCHITECTS INC.
PROJECT: 124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY



GROUND FLOOR
SCALE : 1/8" = 1'-0" 220 S.F.

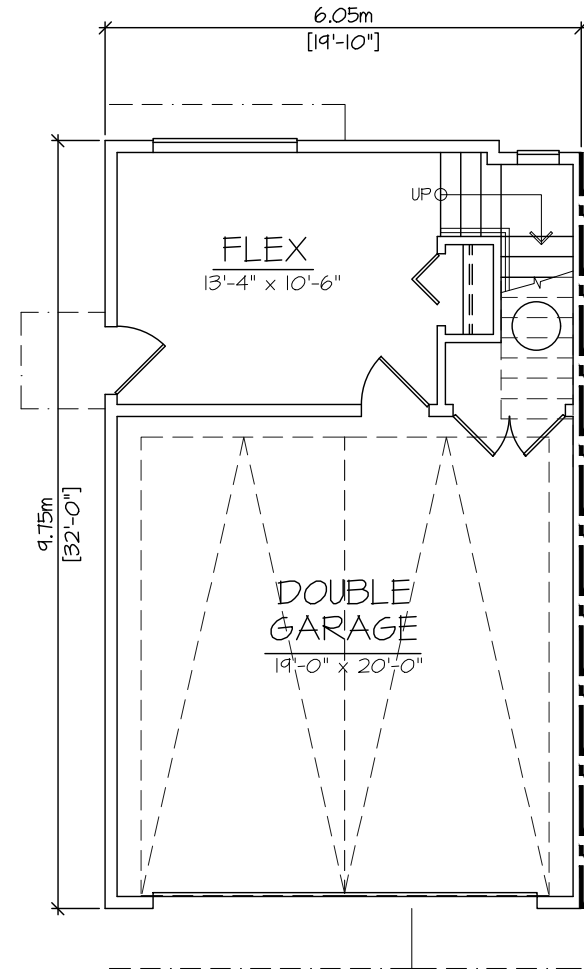


MAIN FLOOR
SCALE : 1/8" = 1'-0" 639 S.F.

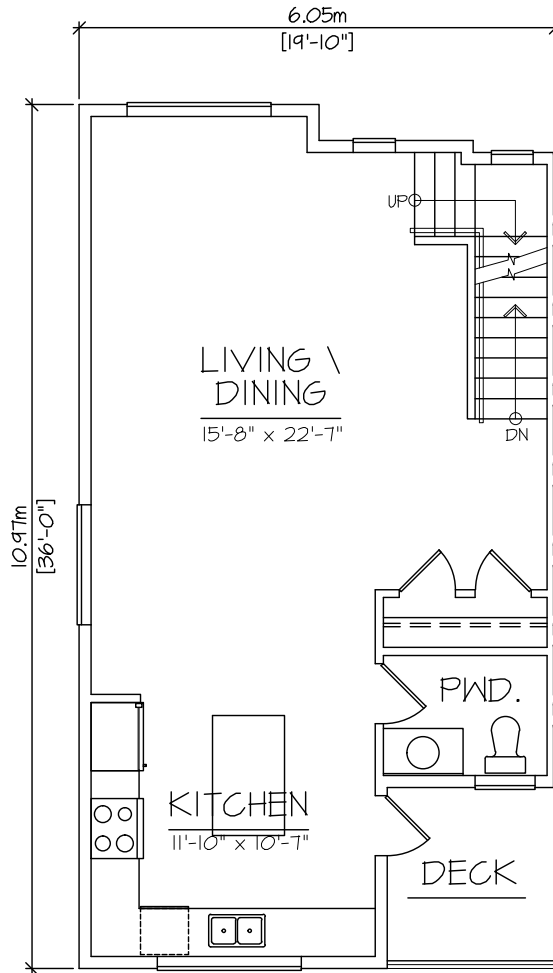


UPPER FLOOR
SCALE : 1/8" = 1'-0" 692 S.F.

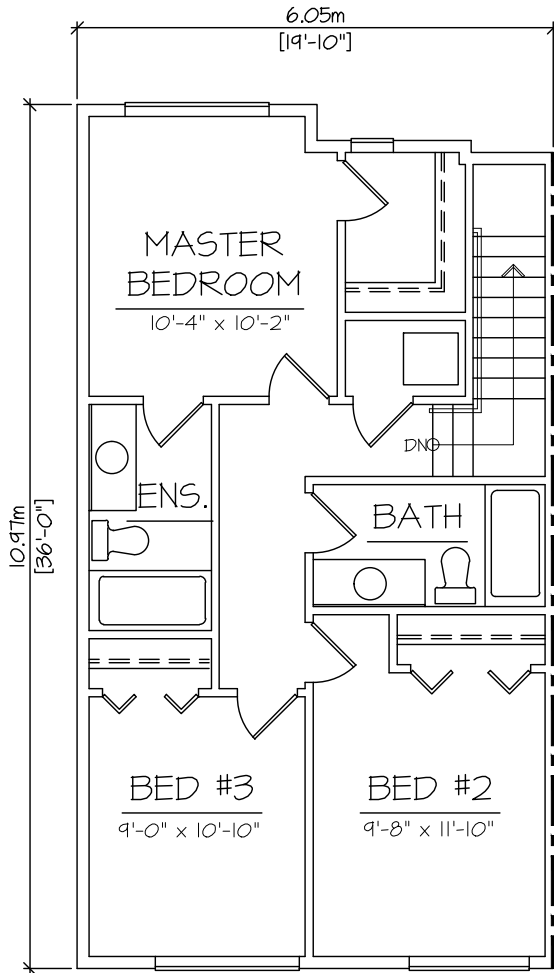
UNIT A2
TOTAL 1,550 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 221 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 645 S.F.



UPPER FLOOR
SCALE : 1/8" = 1'-0" 698 S.F.

UNIT A3
TOTAL 1,564 S.F.

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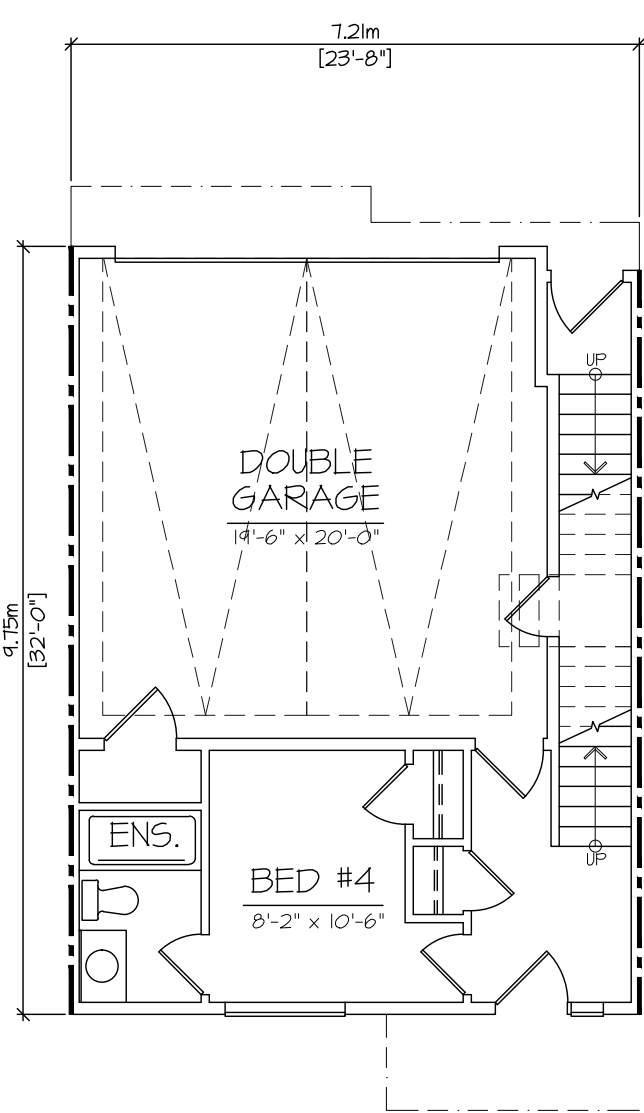
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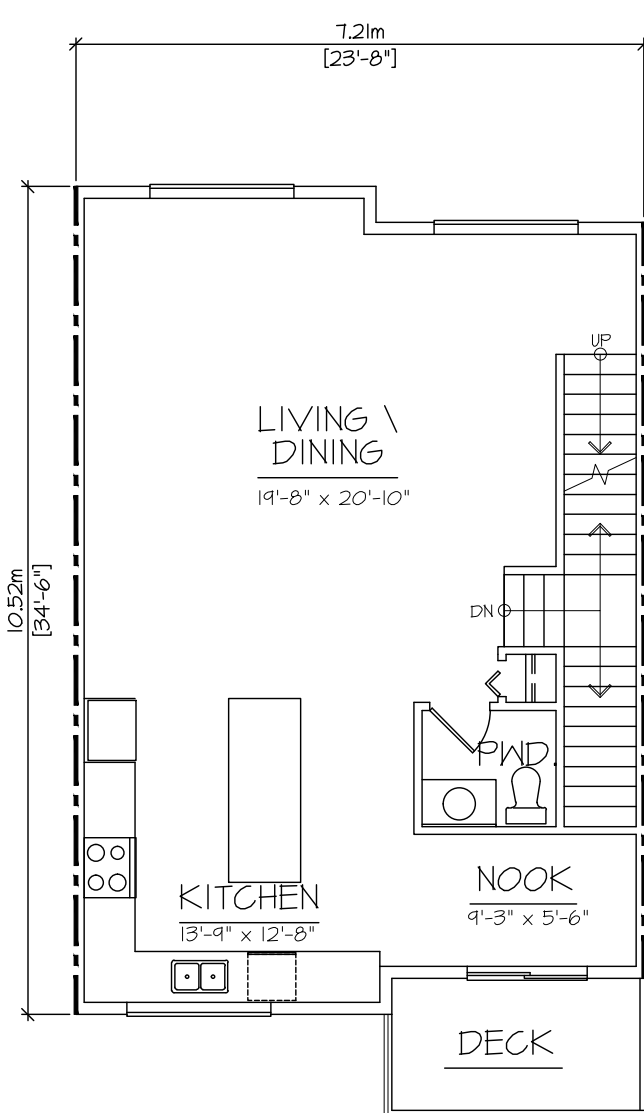
SHEET TITLE: UNIT PLANS

DRAWING No.	REVISION No.
AC-2.01	

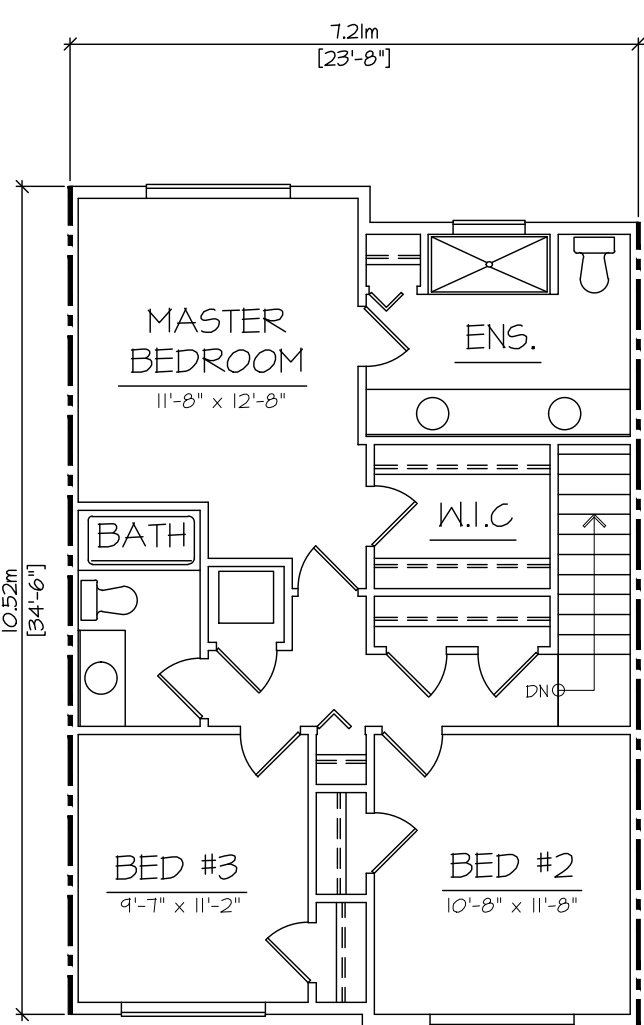
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GROUND FLOOR
SCALE : 1/8" = 1'-0" 339 S.F.

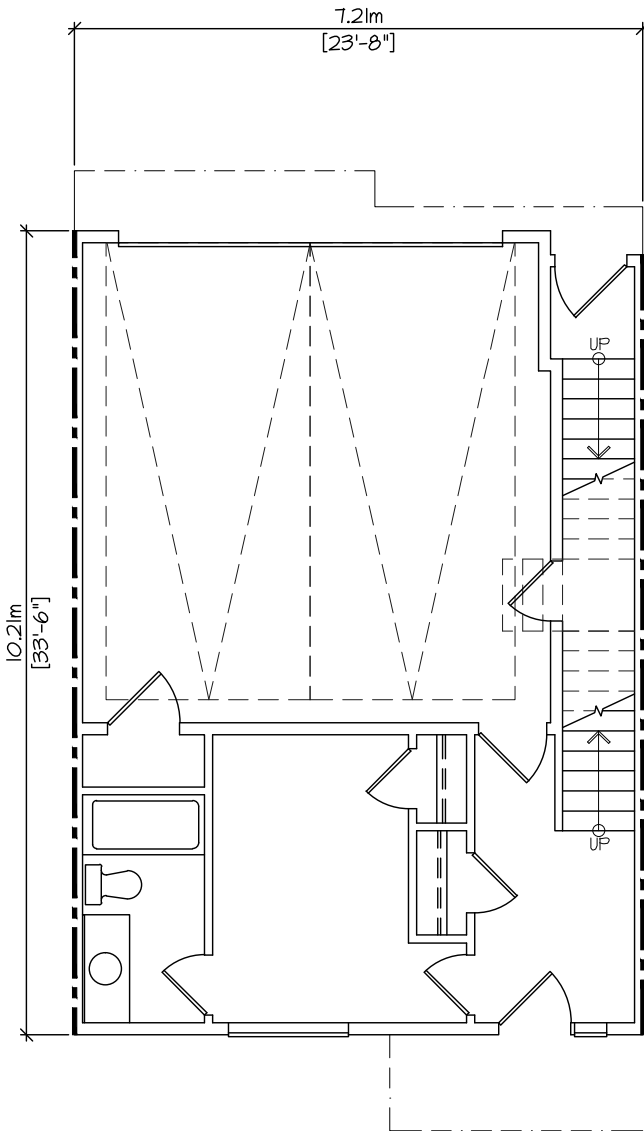


MAIN FLOOR
SCALE : 1/8" = 1'-0" 784 S.F.

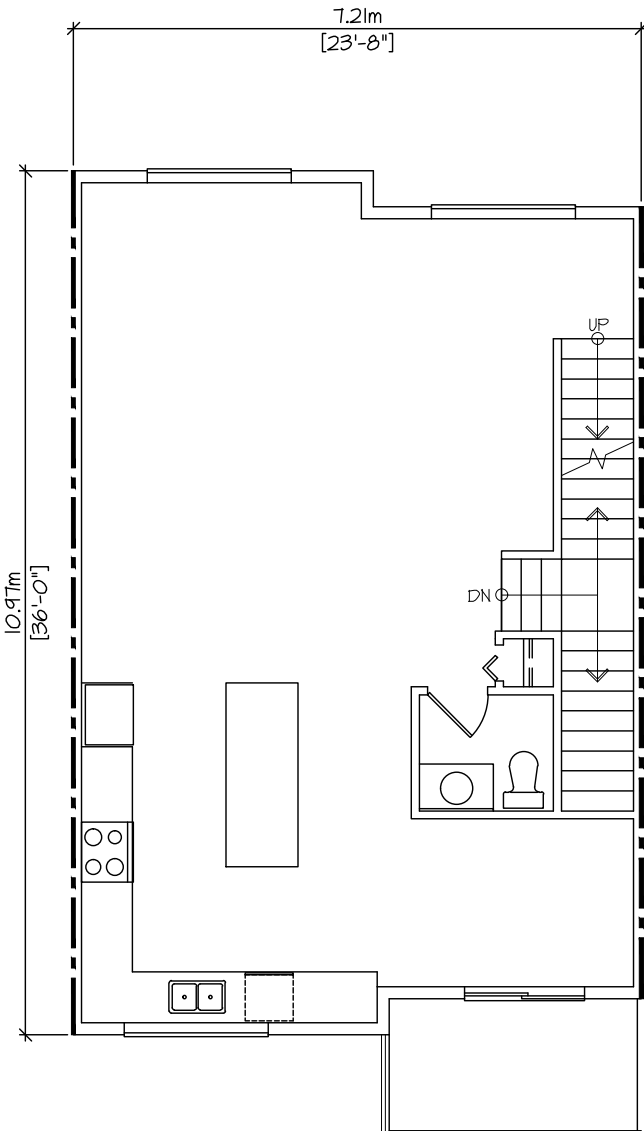


UPPER FLOOR
SCALE : 1/8" = 1'-0" 805 S.F.

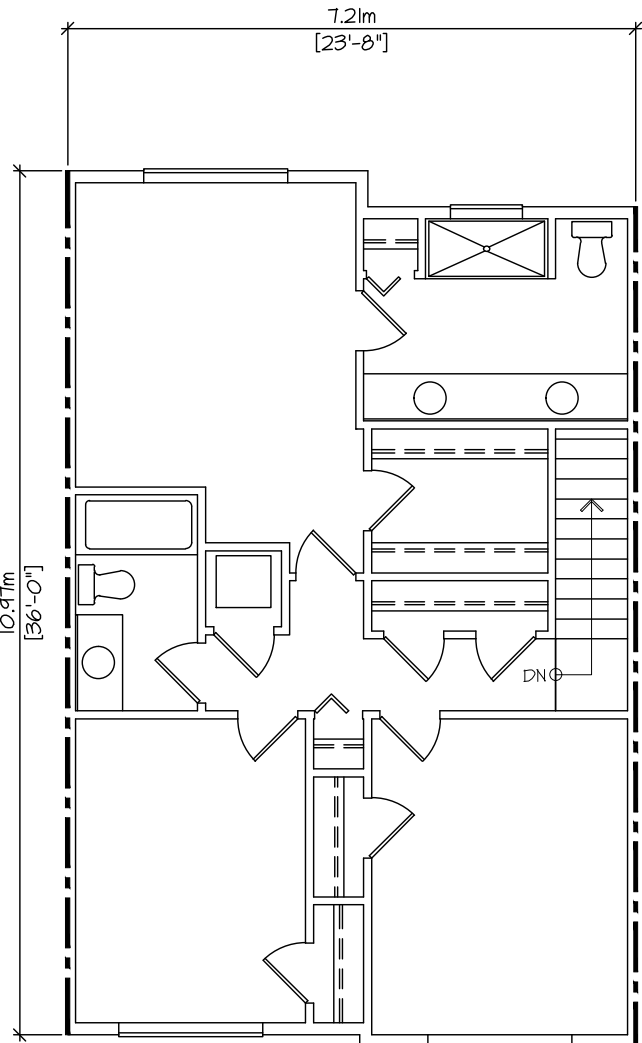
UNIT B
TOTAL 1,929 S.F.



GROUND FLOOR
SCALE : 1/8" = 1'-0" 339 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 784 S.F.

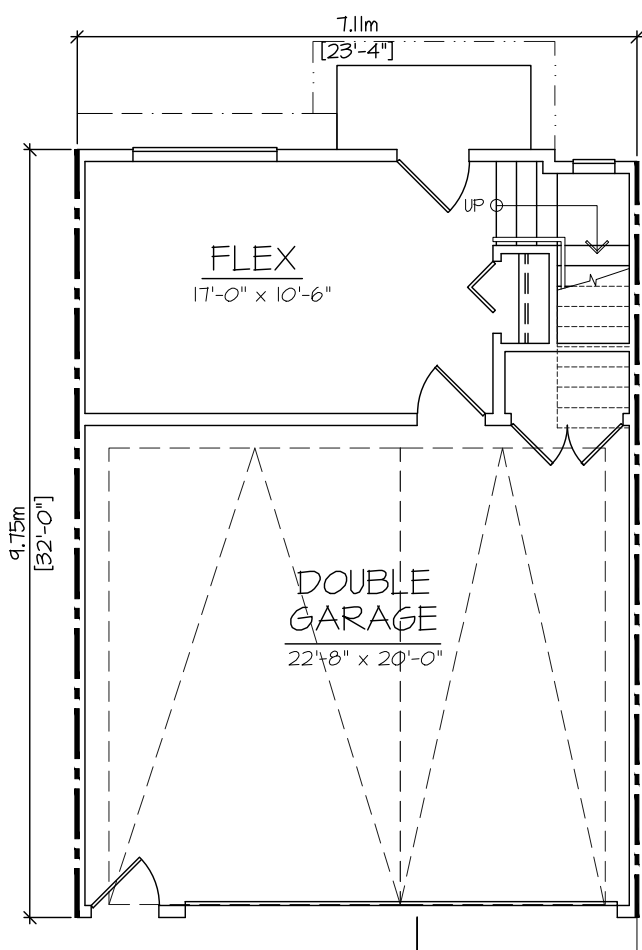


UPPER FLOOR
SCALE : 1/8" = 1'-0" 805 S.F.

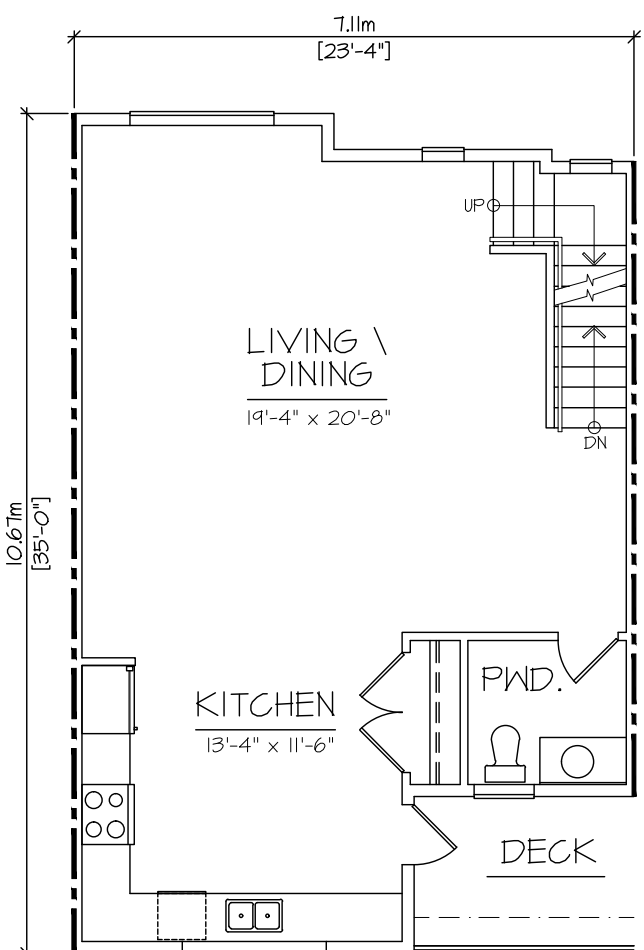
UNIT BI
TOTAL 1,929 S.F.

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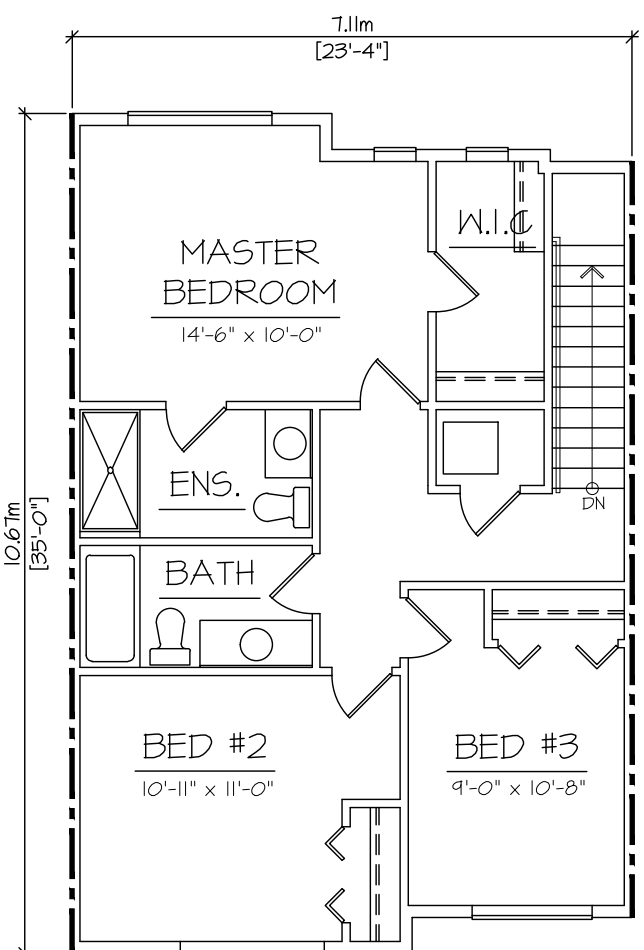
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mail@bdarkitex.com



GROUND FLOOR
SCALE : 1/8" = 1'-0" 261 S.F.



MAIN FLOOR
SCALE : 1/8" = 1'-0" 736 S.F.



UPPER FLOOR
SCALE : 1/8" = 1'-0" 782 S.F.

UNIT C
TOTAL 1,779 S.F.

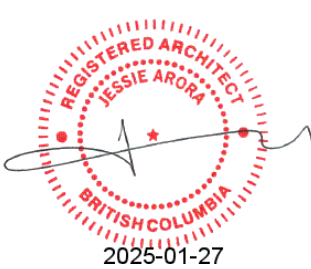
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124 UNIT TOWNHOMES
7742, 7780, 7720 202A ST
TOWNSHIP OF LANGLEY

CLIENT:

DRAWN: FS
CHECKED: JA
SCALE: 1/8" = 1'-0"
JOB NO.: 23016
DATE: DEC 12, 24



SHEET TITLE:

UNIT PLANS

DRAWING No.	REVISION No.
AC-2.02	

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