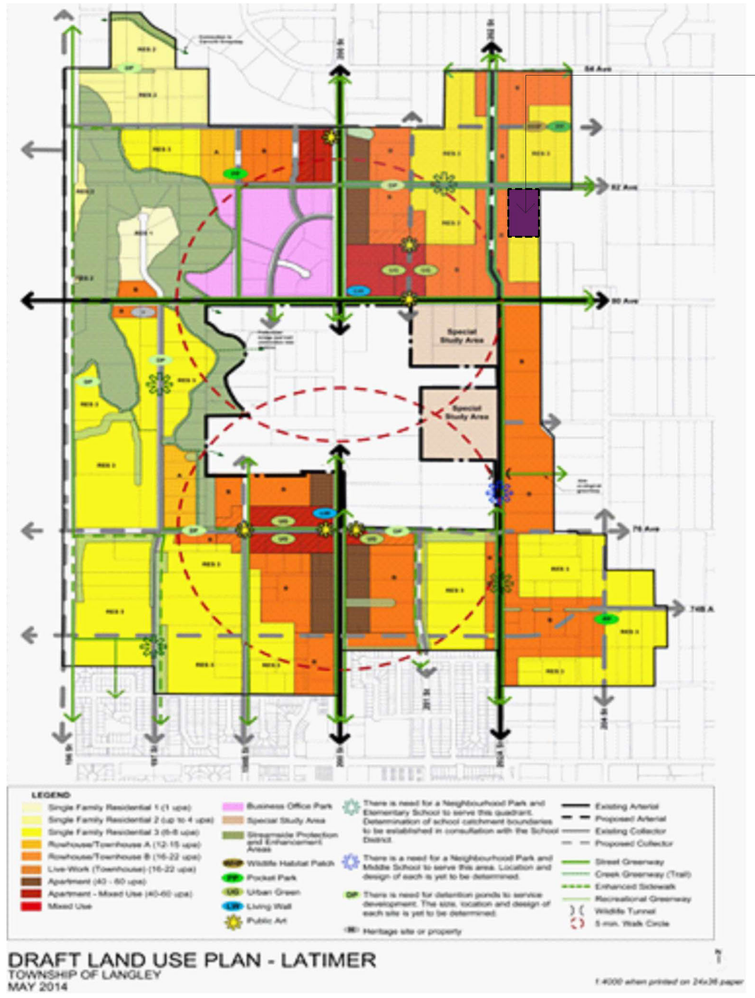


REGISTERED ARCHITECT
JASWINDER SINGH GABRI
BRITISH COLUMBIA
2025-01-23

103-TOWNHOUSE UNITS
at 20306-82 AVENUE LANGLEY



ZONING RECONCILIATION

CIVIC ADDRESS :

20306 82ND AVENUE, LANGLEY BC

ZONING SYNOPSIS :

EXISTING ZONING: SR2
PROPOSED ZONE : CD

COMMUNITY PLAN : WILLOUGHBY

NCP : LATIMER NCP

SITE :

EXISTING (GROSS): 205,436.00 SQ. FT. / 4.72 AC / 1.91 Ha
EXISTING (NET): 193,274.40 SQ. FT. / 4.44 AC / 1.79 Ha

DENSITY:

BASE DENSITY (ALLOWED) : 6-8 UPA (RES 3)
: 6 X 4.72 = 28.32 (MIN.)
: 8 X 4.72 = 37.76 (MAX.)
DENSITY PROPOSED : 21.82 (103 UNITS)
: 21.82 X 4.72 = 103 UNITS
CAC PER DWELLING UNIT (TABLE-1 BASED ON SEC.5.2)
=103 X 14,400 = $1,483,200
INCREASED DENSITY PROPOSED
= 103 - 37 = 66 UNITS
CAC FEES PAYABLE = 66 X $20,000 /UNIT = $1,320,000
TOTAL CAC PAYABLE = $2,803,200

SITE-COVERAGE:

PERMITTED : 40%
PROPOSED : 77532.02 / 193,274.40 = 40.11 %

AMENITY SPACE:

'SECTION 111.5' : 64.584 SQ.FT. (6 SQ.M.) PER TOWNHOUSE

OUTDOOR AMENITY SPACE REQUIRED = 6,652.20 SQ.FT.
(103 UNIT X 64.584 SQ.FT.) (618.00 SQ.M.)
OUTDOOR AMENITY SPACE PROVIDED = 12,417.35 SQ.FT.
(1,153.60 SQ.M.)

TANDEM UNITS		=	24
PARALLEL UNITS		=	74
ACCESSIBLE UNITS		=	05
TOTAL PROPOSED DWELLING UNITS		=	103
PARKING REQUIREMENT			
TANDEM	2.3 x 24	=	55.20
PARALLEL	2.0 x 79	=	158
VISITORS	103 / 5	=	20.6 (say) = 21
TOTAL REQUIRED		=	233.8 - 234
PARKING PROVIDED			
WITHIN UNITS		=	206
VISITORS	= 28		
TOTAL PROVIDED		=	234

SITE COVERAGE CALCULATIONS (WITH PROJECTIONS)

BUILDINGS	COVERAGE AREA
1	4,692.57 Sq.Ft.
2	4,647.77 Sq.Ft.
3	3,871.66 Sq.Ft.
4	3,871.66 Sq.Ft.
5	1,556.12 Sq.Ft.
6	1,539.60 Sq.Ft.
7	1,539.60 Sq.Ft.
8	1,539.60 Sq.Ft.
9	1,539.60 Sq.Ft.
10	1,539.60 Sq.Ft.
11	4,106.42 Sq.Ft.
12	3,079.16 Sq.Ft.
13	3,063.31 Sq.Ft.
14	4,611.66 Sq.Ft.
15	4,792.21 Sq.Ft.
16	4,825.54 Sq.Ft.
17	4,898.97 Sq.Ft.
18	1,811.63 Sq.Ft.
19	4,546.11 Sq.Ft.
20	4,546.11 Sq.Ft.
21	4,546.11 Sq.Ft.
22	2,303.18 Sq.Ft.
23	4,063.83 Sq.Ft.
TOTAL	77,532.02 Sq.Ft. = 7202.96 sq.m.

BUILDINGS	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL	
BUILDING 1	4,206.50 Sq.Ft.	4,205.60 Sq.Ft.	4,473.65 Sq.Ft.	12,885.75 Sq.Ft.	1,197.13 Sq.M.
BUILDING 2	4,238.30 Sq.Ft.	4,160.44 Sq.Ft.	4,407.20 Sq.Ft.	12,805.94 Sq.Ft.	1,189.71 Sq.M.
BUILDING 3	3,687.42 Sq.Ft.	3,747.70 Sq.Ft.	3,852.05 Sq.Ft.	11,287.17 Sq.Ft.	1,048.61 Sq.M.
BUILDING 4	3,687.42 Sq.Ft.	3,747.70 Sq.Ft.	3,852.05 Sq.Ft.	11,287.17 Sq.Ft.	1,048.61 Sq.M.
BUILDING 5	1,258.85 Sq.Ft.	1,428.48 Sq.Ft.	1,535.35 Sq.Ft.	4,222.68 Sq.Ft.	392.30 Sq.M.
BUILDING 6	1,334.93 Sq.Ft.	1,318.56 Sq.Ft.	1,402.48 Sq.Ft.	4,055.97 Sq.Ft.	376.81 Sq.M.
BUILDING 7	1,334.93 Sq.Ft.	1,318.56 Sq.Ft.	1,402.48 Sq.Ft.	4,055.97 Sq.Ft.	376.81 Sq.M.
BUILDING 8	1,334.93 Sq.Ft.	1,318.56 Sq.Ft.	1,402.48 Sq.Ft.	4,055.97 Sq.Ft.	376.81 Sq.M.
BUILDING 9	1,334.93 Sq.Ft.	1,318.56 Sq.Ft.	1,402.48 Sq.Ft.	4,055.97 Sq.Ft.	376.81 Sq.M.
BUILDING 10	1,334.93 Sq.Ft.	1,318.56 Sq.Ft.	1,402.48 Sq.Ft.	4,055.97 Sq.Ft.	376.81 Sq.M.
BUILDING 11	3,598.90 Sq.Ft.	3,910.88 Sq.Ft.	4,012.10 Sq.Ft.	11,521.88 Sq.Ft.	1,070.42 Sq.M.
BUILDING 12	2,517.19 Sq.Ft.	2,671.38 Sq.Ft.	2,764.91 Sq.Ft.	7,953.48 Sq.Ft.	738.90 Sq.M.
BUILDING 13	2,534.67 Sq.Ft.	2,698.03 Sq.Ft.	2,786.75 Sq.Ft.	8,019.45 Sq.Ft.	745.03 Sq.M.
BUILDING 14	3,614.26 Sq.Ft.	3,933.97 Sq.Ft.	4,036.46 Sq.Ft.	11,584.69 Sq.Ft.	1,076.25 Sq.M.
BUILDING 15	4,297.10 Sq.Ft.	4,203.99 Sq.Ft.	4,512.64 Sq.Ft.	13,013.73 Sq.Ft.	1,209.02 Sq.M.
BUILDING 16	4,252.08 Sq.Ft.	4,160.55 Sq.Ft.	4,406.04 Sq.Ft.	12,818.67 Sq.Ft.	1,190.89 Sq.M.
BUILDING 17	4,202.25 Sq.Ft.	4,217.11 Sq.Ft.	4,473.67 Sq.Ft.	12,893.03 Sq.Ft.	1,197.80 Sq.M.
BUILDING 18	1,508.07 Sq.Ft.	1,483.15 Sq.Ft.	1,624.06 Sq.Ft.	4,615.28 Sq.Ft.	428.77 Sq.M.
BUILDING 19	4,493.63 Sq.Ft.	4,329.63 Sq.Ft.	4,751.71 Sq.Ft.	13,574.97 Sq.Ft.	1,261.16 Sq.M.
BUILDING 20	4,493.63 Sq.Ft.	4,329.63 Sq.Ft.	4,751.71 Sq.Ft.	13,574.97 Sq.Ft.	1,261.16 Sq.M.
BUILDING 21	4,493.63 Sq.Ft.	4,329.63 Sq.Ft.	4,751.71 Sq.Ft.	13,574.97 Sq.Ft.	1,261.16 Sq.M.
BUILDING 22	2,199.32 Sq.Ft.	2,193.51 Sq.Ft.	2,313.36 Sq.Ft.	6,706.19 Sq.Ft.	623.03 Sq.M.
BUILDING 23	3,616.98 Sq.Ft.	3,870.32 Sq.Ft.	3,982.37 Sq.Ft.	11,469.67 Sq.Ft.	1,065.57 Sq.M.
			TOTAL	214,089.54 Sq.Ft.	19,889.57 Sq.M.

Plot Date: JAN.20 2025

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REGISTERED ARCHITECT JAGWINDER SINGH GILL BRITISH COLUMBIA 2025-01-23

NORTH

Project:
1100
0938430 BC LTD.
103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
PROJECT DATA

Project Status:
DEVELOPMENT PERMIT

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: N.T.S.

DWG. NO: **A.1.0**

20250130

TYPE A	
GARAGE AREA	420.10 SQ. FT.
GROUND FLOOR	247.12 SQ. FT.
SECOND FLOOR	644.50 SQ. FT
THIRD FLOOR	686.32 SQ. FT.
TOTAL (INC. GARAGE)	1998.04 SQ. FT.
EXC. GARAGE	1577.94 SQ. FT.

TYPE E2	
GARAGE AREA	427.56 SQ. FT.
GROUND FLOOR	201.27 SQ. FT.
SECOND FLOOR	714.19 SQ. FT
THIRD FLOOR	767.91 SQ. FT.
TOTAL (INC. GARAGE)	2110.93 SQ. FT.
EXC. GARAGE	1683.37 SQ. FT.

TYPE A1	
GARAGE AREA	455.51 SQ. FT.
GROUND FLOOR	270.27 SQ. FT.
SECOND FLOOR	710.30 SQ. FT
THIRD FLOOR	750.99 SQ. FT.
TOTAL (INC. GARAGE)	2187.07 SQ. FT.
EXC. GARAGE	1731.56 SQ. FT.

TYPE A2	
GARAGE AREA	454.41 SQ. FT.
GROUND FLOOR	272.63 SQ. FT.
SECOND FLOOR	728.20 SQ. FT
THIRD FLOOR	770.00 SQ. FT.
TOTAL(INC. GARAGE)	2225.33 SQ. FT.
EXC. GARAGE	1770.92 SQ. FT.

TYPE E2	
GARAGE AREA	427.56 SQ. FT.
GROUND FLOOR	201.27 SQ. FT.
SECOND FLOOR	714.19 SQ. FT
THIRD FLOOR	767.91 SQ. FT.
TOTAL (INC. GARAGE)	2110.93 SQ. FT.
EXC. GARAGE	1683.37 SQ. FT.

TYPE B4	
GARAGE AREA	427.56 SQ. FT.
GROUND FLOOR	201.27 SQ. FT.
SECOND FLOOR	714.19 SQ. FT
THIRD FLOOR	767.91 SQ. FT.
TOTAL (INC. GARAGE)	2110.93 SQ. FT.
EXC. GARAGE	1683.37 SQ. FT.

TYPE B	
GARAGE AREA	427.56 SQ. FT.
GROUND FLOOR	270.27 SQ. FT.
SECOND FLOOR	702.22 SQ. FT
THIRD FLOOR	764.91 SQ. FT.
TOTAL (INC. GARAGE)	2164.96 SQ. FT.
EXC. GARAGE	1737.40 SQ. FT.

TYPE B1	
GARAGE AREA	404.00 SQ. FT.
GROUND FLOOR	344.96 SQ. FT.
SECOND FLOOR	729.21 SQ. FT
THIRD FLOOR	799.21 SQ. FT.
TOTAL(INC. GARAGE)	2277.38 SQ. FT.
EXC. GARAGE	1873.38 SQ. FT.

TYPE C'	
GARAGE AREA	484.76 SQ. FT.
GROUND FLOOR	102.85 SQ. FT.
SECOND FLOOR	606.39 SQ. FT
THIRD FLOOR	620.00 SQ. FT.
TOTAL (INC. GARAGE)	1814.00 SQ. FT.
EXC. GARAGE	1329.25 SQ. FT.

TYPE C1'	
GARAGE AREA	484.76 SQ. FT.
GROUND FLOOR	102.85 SQ. FT.
SECOND FLOOR	606.39 SQ. FT
THIRD FLOOR	604.00 SQ. FT.
TOTAL (INC. GARAGE)	1798.00 SQ. FT.
EXC. GARAGE	1313.25 SQ. FT.

TYPE C	
GARAGE AREA	484.76 SQ. FT.
GROUND FLOOR	102.85 SQ. FT.
SECOND FLOOR	606.39 SQ. FT
THIRD FLOOR	620.00 SQ. FT.
TOTAL (INC. GARAGE)	1814.00 SQ. FT.
EXC. GARAGE	1329.25 SQ. FT.

TYPE C1	
GARAGE AREA	484.76 SQ. FT.
GROUND FLOOR	102.85 SQ. FT.
SECOND FLOOR	606.39 SQ. FT
THIRD FLOOR	604.00 SQ. FT.
TOTAL (INC. GARAGE)	1798.00 SQ. FT.
EXC. GARAGE	1313.25 SQ. FT.

TYPE D	
GARAGE AREA	247.42 SQ. FT.
GROUND FLOOR	283.00 SQ. FT.
SECOND FLOOR	607.00 SQ. FT
THIRD FLOOR	620.00 SQ. FT.
TOTAL(INC. GARAGE)	1757.42 SQ. FT.
EXC. GARAGE	1510.00 SQ. FT.

TYPE D1	
GARAGE AREA	247.42 SQ. FT.
GROUND FLOOR	283.00 SQ. FT.
SECOND FLOOR	607.00 SQ. FT
THIRD FLOOR	605.00 SQ. FT.
TOTAL(INC. GARAGE)	1742.42 SQ. FT.
EXC. GARAGE	1495.00 SQ. FT.

TYPE B2	
GARAGE AREA	404.00 SQ. FT.
GROUND FLOOR	345.10 SQ. FT.
SECOND FLOOR	712.00 SQ. FT
THIRD FLOOR	782.00 SQ. FT.
TOTAL(INC. GARAGE)	2243.10 SQ. FT.
EXC. GARAGE	1839.10 SQ. FT.

TYPE A3	
GARAGE AREA	459.97 SQ. FT.
GROUND FLOOR	284.18 SQ. FT.
SECOND FLOOR	754.00 SQ. FT
THIRD FLOOR	794.00 SQ. FT.
TOTAL(INC. GARAGE)	2309.96 SQ. FT.
EXC. GARAGE	1849.99 SQ. FT.

TYPE A3'	
GARAGE AREA	459.97 SQ. FT.
GROUND FLOOR	284.18 SQ. FT.
SECOND FLOOR	754.00 SQ. FT
THIRD FLOOR	794.00 SQ. FT.
TOTAL(INC. GARAGE)	2309.96 SQ. FT.
EXC. GARAGE	1849.99 SQ. FT.

TYPE A4	
GARAGE AREA	459.97 SQ. FT.
GROUND FLOOR	284.18 SQ. FT.
SECOND FLOOR	738.40 SQ. FT
THIRD FLOOR	778.00 SQ. FT.
TOTAL(INC. GARAGE)	2260.55 SQ. FT.
EXC. GARAGE	1800.58 SQ. FT.

TYPE E	
GARAGE AREA	404.00 SQ. FT.
GROUND FLOOR	302.00 SQ. FT.
SECOND FLOOR	760.00 SQ. FT
THIRD FLOOR	816.00 SQ. FT.
TOTAL(INC. GARAGE)	2282.00 SQ. FT.
EXC. GARAGE	1878.00 SQ. FT.

Plot Date: JAN.20 2025

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REGISTERED ARCHITECT
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BRITISH COLUMBIA
2025-01-23

Project:
1100
0938430 BC LTD.
103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
PROJECT DATA
UNIT PLANS AREA

Project Status:
DEVELOPMENT PERMIT

REVISION

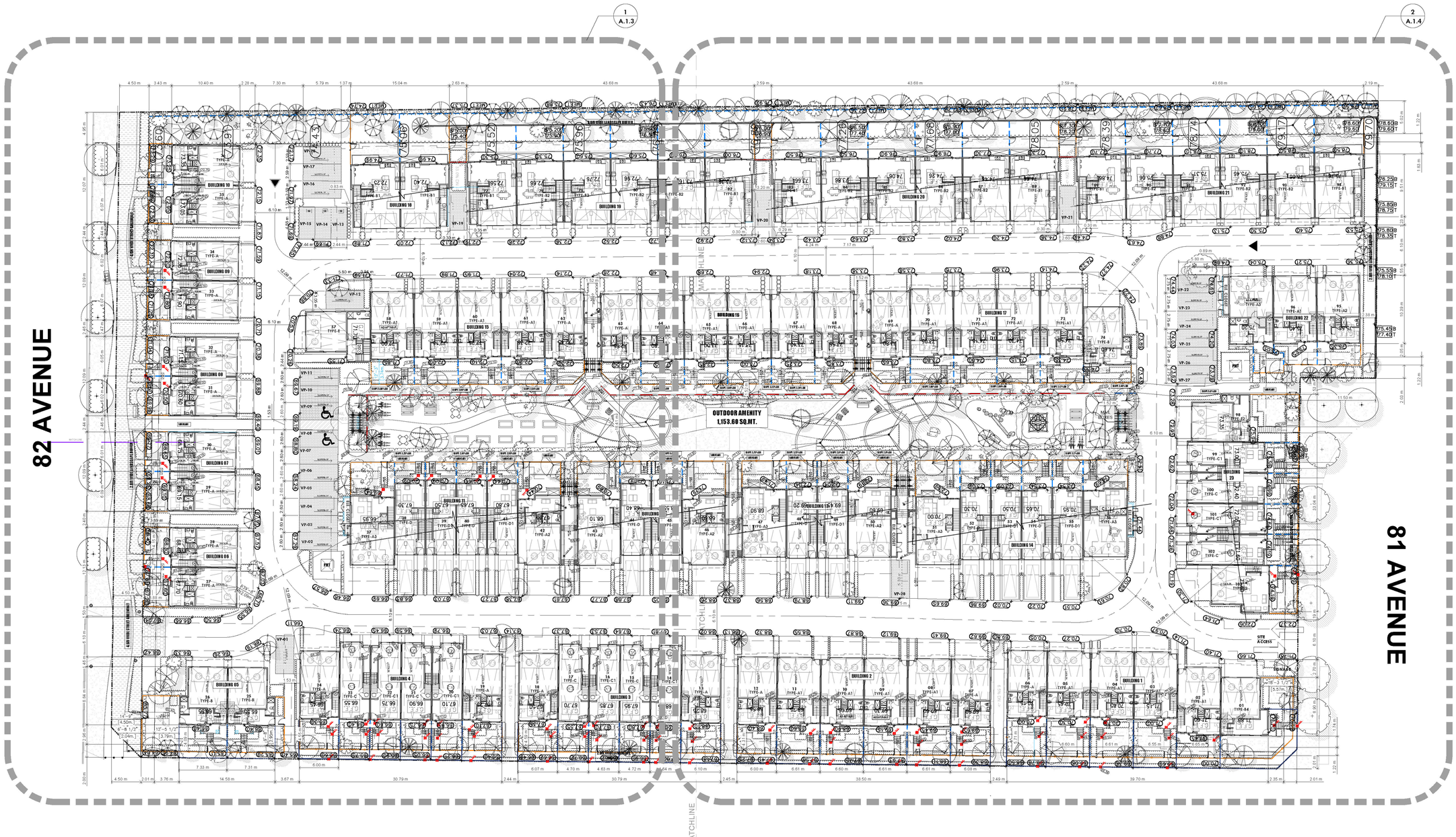
No.	Date	Description

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Scale: N.T.S.

DWG. NO: **A.1.1**

2025-01-20



1 **SITE LAYOUT**
Scale: 1:24

Plot Date: JAN.20 2025

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REGISTERED ARCHITECT
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2025-01-23

NORTH

Project:
1100
0938430 BC LTD.
103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
SITE PLAN

Project Status:
DEVELOPMENT PERMIT

REVISION

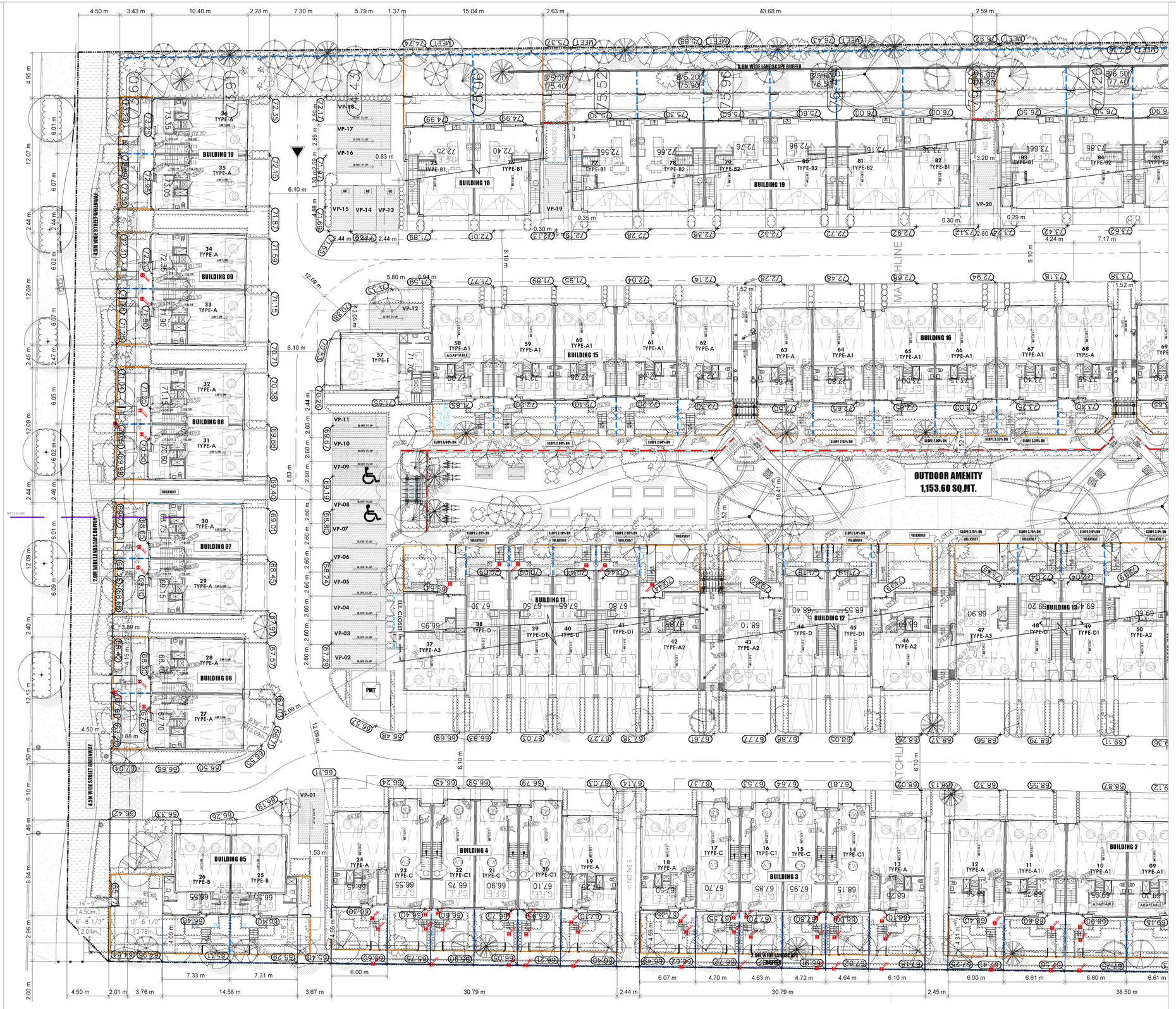
No.	Date	Description

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Scale: 1/24" = 1'-0"

DWG. NO: **A.1.2**

2025-01-20



1 **SITE LAYOUT**
Scale: 1/16" = 1'-0"

Plot Date: JAN.20 2025

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REGISTERED ARCHITECT
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2025-01-23

NORTH

Project:
1100
0938430 BC LTD.
103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
SITE PLAN (ENLARGED)

Project Status:
DEVELOPMENT PERMIT

REVISION

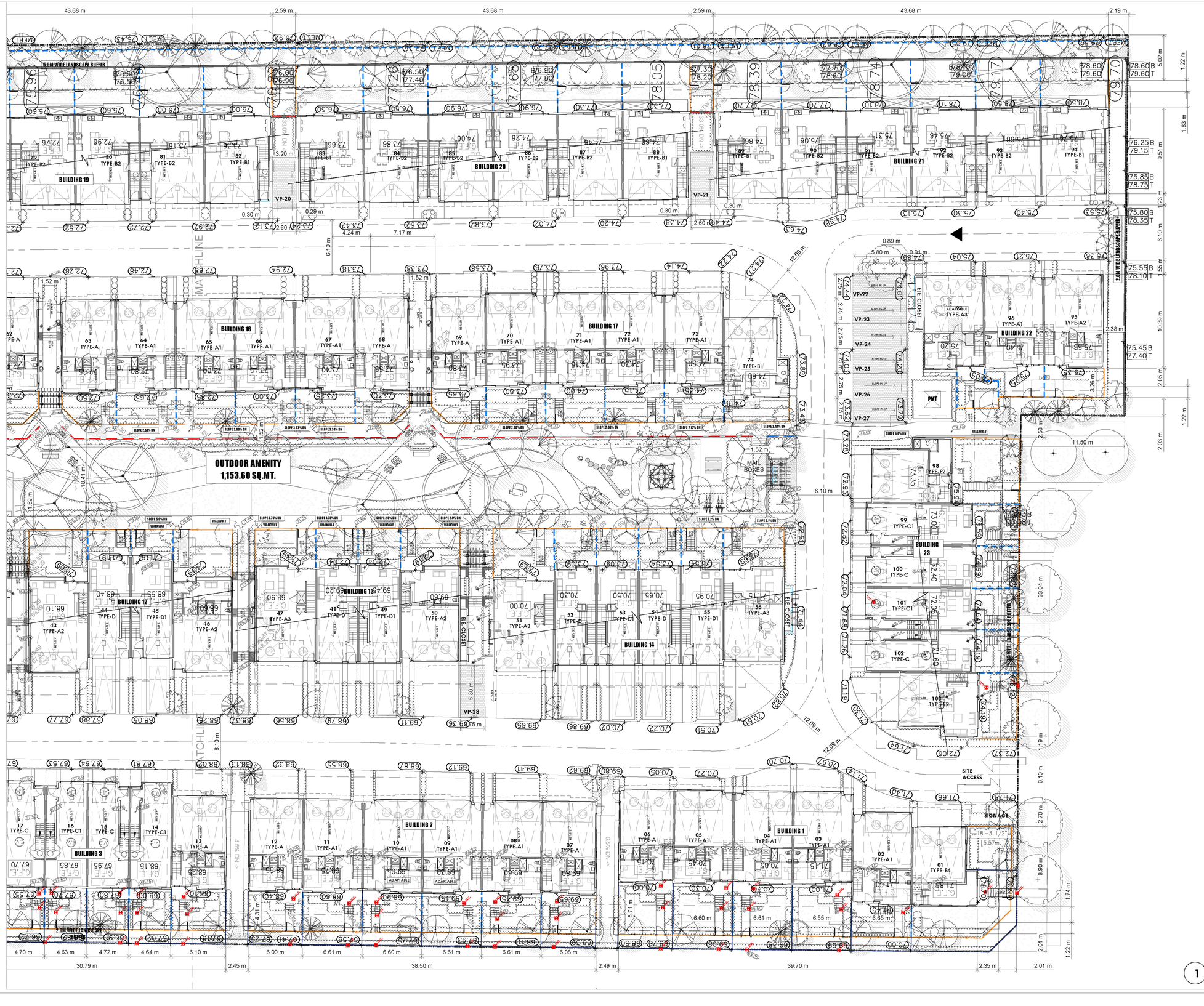
No.	Date	Description

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Scale: 1/16" = 1'-0"

DWG. NO: **A.1.3**

2025-01-20



1 **SITE LAYOUT**
Scale: 1/16" = 1'-0"

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REGISTERED ARCHITECT
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2025-01-23

Project:
1100
0938430 BC LTD.
103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
SITE PLAN (ENLARGED)

Project Status:
DEVELOPMENT PERMIT

REVISION

No.	Date	Description

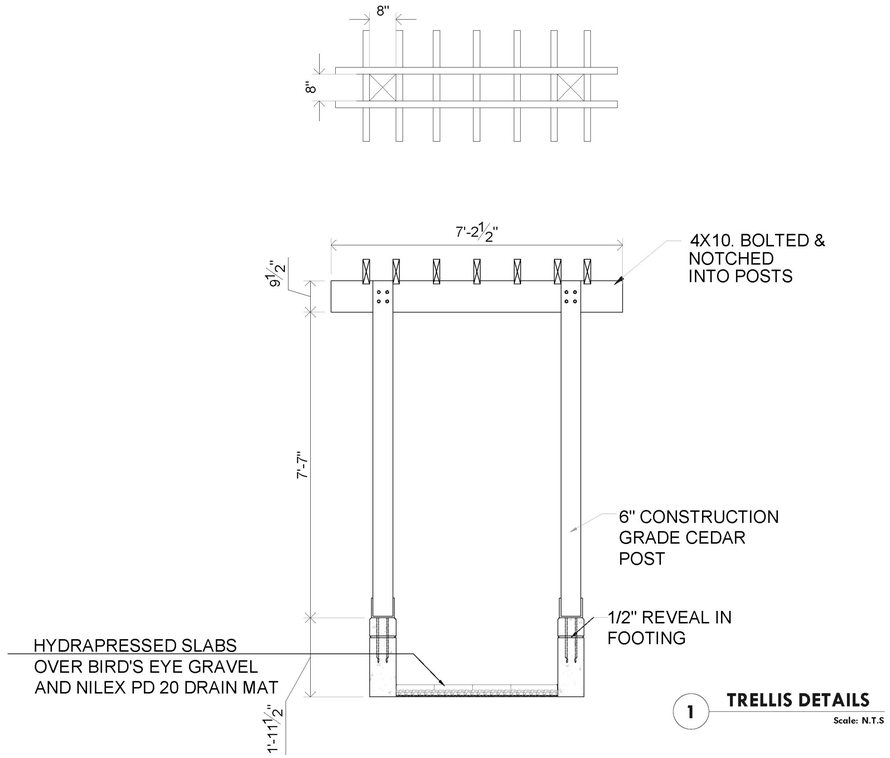
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Scale: 1/16" = 1'-0"

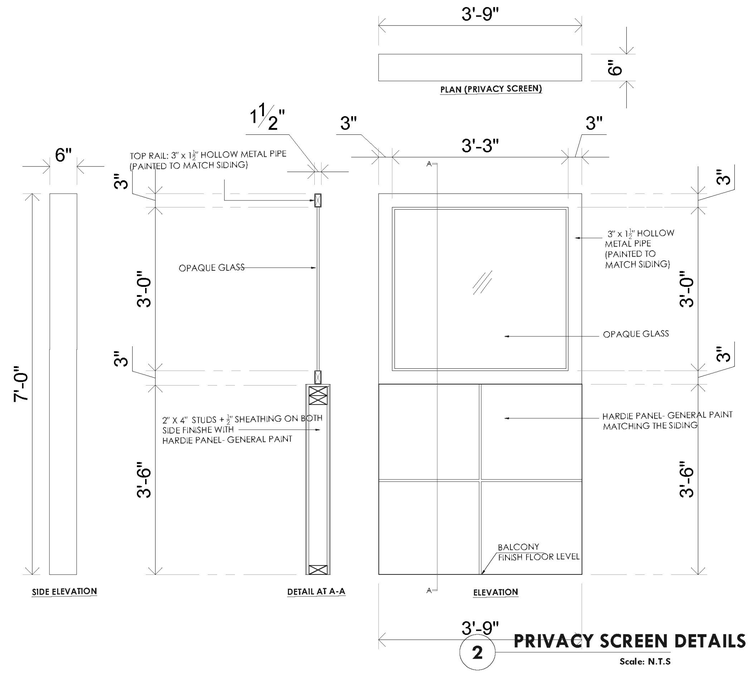
DWG. NO: **A.1.4**

2025-01-20

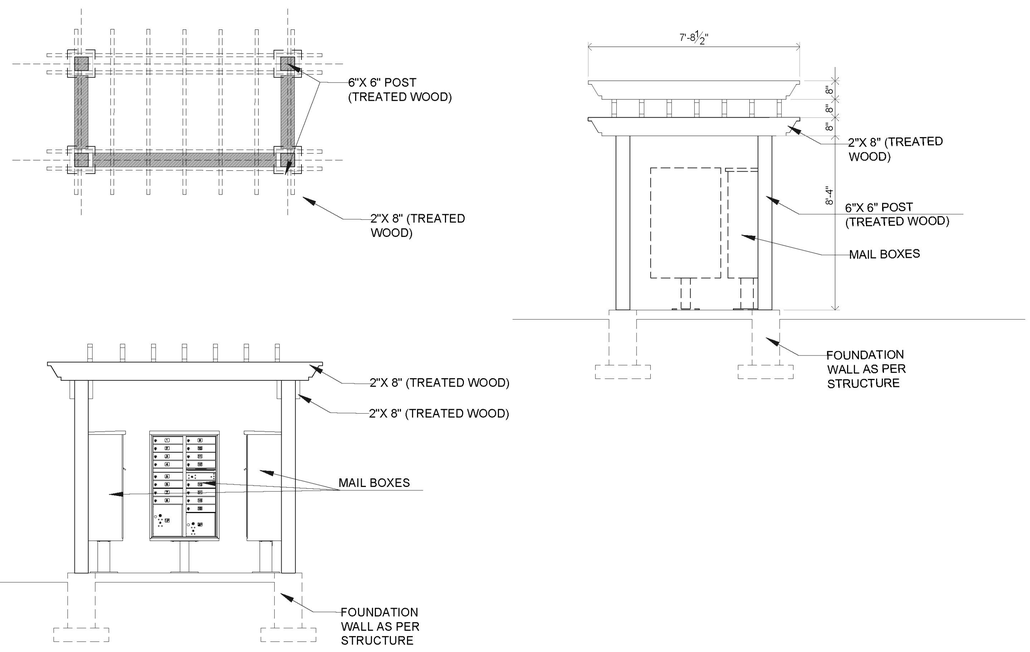
Plot Date: JAN.20 2025



1 TRELLIS DETAILS
Scale: N.T.S



2 PRIVACY SCREEN DETAILS
Scale: N.T.S



3 MAIL BOX DETAILS
Scale: N.T.S

Plot Date: JAN.20 2025

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REGISTERED ARCHITECT
JASWINDER SINGH HAYER
BRITISH COLUMBIA
2025-01-23

Project:
1100
0938430 BC LTD.
103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
TRELLIS, MAIL-BOX AND PRIVACY SCREEN DETAILS

Project Status:
DEVELOPMENT PERMIT

REVISION

No.	Date	Description

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Scale: N.T.S

DWG. NO: **A.1.5**

2025-01-20



1 **STREETSCAPE ELEVATION (82ND AVENUE)**
Scale: 3/32" = 1'-0"

Plot Date: JAN,20 2025

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JASWINDER SINGH SAINI
BRITISH COLUMBIA
CANADA
2025-01-22

Project:
1100
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103- TOWNHOUSE UNITS
20306- 82 AVENUE, LANGLEY, BC

Drawing:
STREETSCRAPE ELEVATION

Project Status:
DEVELOPMENT PERMIT

REVISION

No.	Date	Description

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Scale: 3/32" = 1'-0"

DWG. NO: **A.1.6**

2025-01-20