PLAN AMENDMENT APPLICATION

LOT # 2 - 201 STREET - TOWNSHIP OF LANGLEY



CICCOZZI
ARCHITECTURE

JULY 20, 2023

PROJECT STATISTICS

LATIMER CREEK TOWERS

RESIDENTIAL DEVELOPMENT

Existing Zoning: CD 46
OCP: WILLOUGHBY COMMUNITY PLAN
Proposed Zoning: CD

Civic Addresses: LoT #2 - 201 STREET, TOWNSHIP OF LANGLEY, BC
Legal Addresses:

SITE AREA

Metric (S.M.)	Imperial (S.F.)	
29,404.5	**316,507.3**	**Site Area (Gross)**
		Dedication:
4,560.5	49,088.80	*GREENWAY*
7,605.5	81,865.10	*RESTRICTIVE COVENANT*
24,844.0	185,553.4	**Site Area (Net)**

PERMITTED & PROPOSED

	Permitted		Proposed	
	Metric (S.M.)	Imperial (S.F.)	Metric (S.M.)	Imperial (S.F.)
LOT COVERAGE	-		-	
FSR AREA				
RESIDENTIAL HIGH-RISE			100,579.9 M2	1,082,632.8 SF
Total	**0**	**0**	**100,579.9 SF**	**1,082,632.8 SF**
FSR				
ON NET SITE AREA	N/A		**5.83**	
ON GROSS SITE AREA	N/A		**3.42**	
BUIDING HEIGHTS				
Tower			44, 40, & 36 Storeys	
Podium			6 Storeys	
SETBACKS				
North	N/A	N/A	7.5	24'-7 1/4"
East	N/A	N/A	7.5	24'-7 1/4"
South	N/A	N/A	7.5	24'-7 1/4"
West	N/A	N/A	7.5	24'-7 1/4"

UNIT MIX - PHASE 3 (CONCRETE TOWER & PODIUM)

Level	Unit Mix - Residential				TOTAL
	Studio	1BD	2BD	3BD	
TOWER 1	0	286	206	6	498
TOWER 2	0	238	176	0	414
TOWER 3	0	220	162	6	388
TOTAL	0	744	544	12	1300
%	0.00%	57.23%	41.85%	0.92%	

AGE FRIENDLY AMENITY AREA CALCULATION

	Total Required		Total Provided	
	Metric (S.M.)	Imperial (S.F.)	Metric (S.M.)	Imperial (S.F.)
RESIDENTIAL	5,200.0 M	55,972.3 SF	5,200.0 M	55,972.3 SF

AREA CALCULATION - CONCRETE TOWERS & PODIUM

Level	TOWER 1					TOWER 2					TOWER 3				
	Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area			Gross Floor Area	FSR Area	Saleable Area		
	RESIDENTIAL		Saleable	Avg. Unit Size	Efficiency	RESIDENTIAL		Saleable	Avg. Unit Size	Efficiency	RESIDENTIAL		Saleable	Avg. Unit Size	Efficiency
LEVEL 44						8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 43						8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 42						8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 41						8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 40	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 39	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 38	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 37	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%					
LEVEL 36	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 35	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 34	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 33	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 32	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 31	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 30	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 29	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 28	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 27	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 26	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 25	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 24	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 23	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 22	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 21	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 20	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 19	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 18	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 17	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 16	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 15	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 14	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 13	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 12	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 11	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 10	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 9	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 8	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 7	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%
LEVEL 6	17,128.9 SF	17,128.9 SF	14,728.3 SF	736.4 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	13,207.9 SF	13,207.9 SF	11,257.0 SF	750.5 SF	85.2%
LEVEL 5	17,128.9 SF	17,128.9 SF	14,728.3 SF	736.4 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	13,207.9 SF	13,207.9 SF	11,257.0 SF	750.5 SF	85.2%
LEVEL 4	17,128.9 SF	17,128.9 SF	14,728.3 SF	736.4 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	13,207.9 SF	13,207.9 SF	11,257.0 SF	750.5 SF	85.2%
LEVEL 3	17,128.9 SF	17,128.9 SF	14,728.3 SF	736.4 SF	86.0%	8,339.0 SF	8,339.0 SF	7,170.5 SF	717.1 SF	86.0%	13,207.9 SF	13,207.9 SF	11,257.0 SF	750.5 SF	85.2%
LEVEL 2	17,128.9 SF	17,128.9 SF	14,154.5 SF	745.0 SF	82.6%	8,339.0 SF	8,339.0 SF	6,596.7 SF	733.0 SF	79.1%	13,207.9 SF	13,207.9 SF	10,683.2 SF	763.1 SF	80.9%
LEVEL1	17,128.9 SF	17,128.9 SF	14,154.5 SF	745.0 SF	82.6%	8,339.0 SF	8,339.0 SF	6,596.7 SF	733.0 SF	79.1%	13,207.9 SF	13,207.9 SF	10,683.2 SF	763.1 SF	80.9%
TOTAL	**386,299.4 SF**	**386,299.4 SF**	**331,019.2 SF**			**366,916.0 SF**	**366,916.0 SF**	**314,354.4 SF**			**329,417.4 SF**	**329,417.4 SF**	**281,509.4 SF**		


TRANS-CANADA HWY
88 AVE W
201 ST

3D VISUALS





SITE PLAN

1 : 500



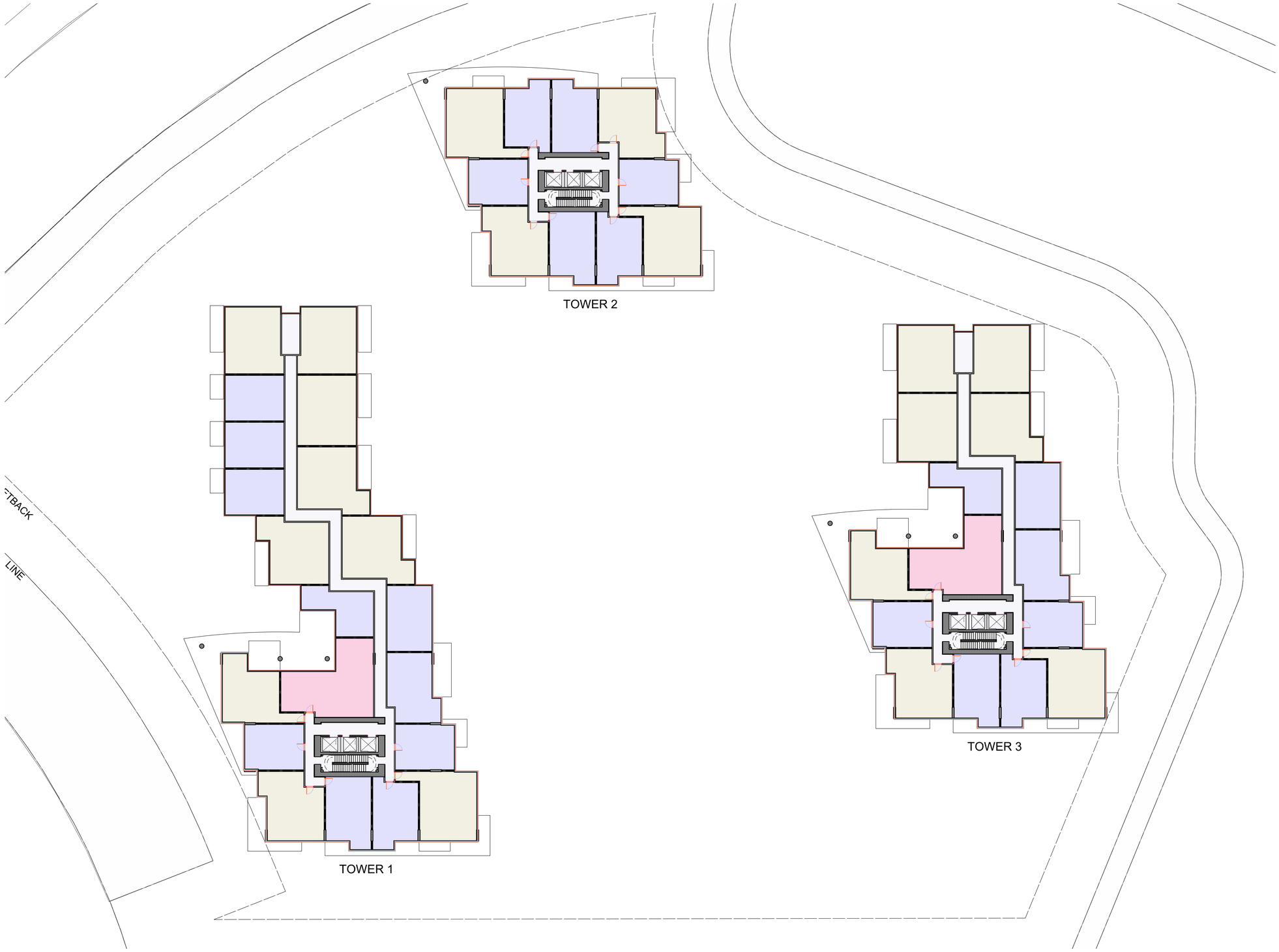
FLOOR PLANS - LEVEL 1

1 : 250



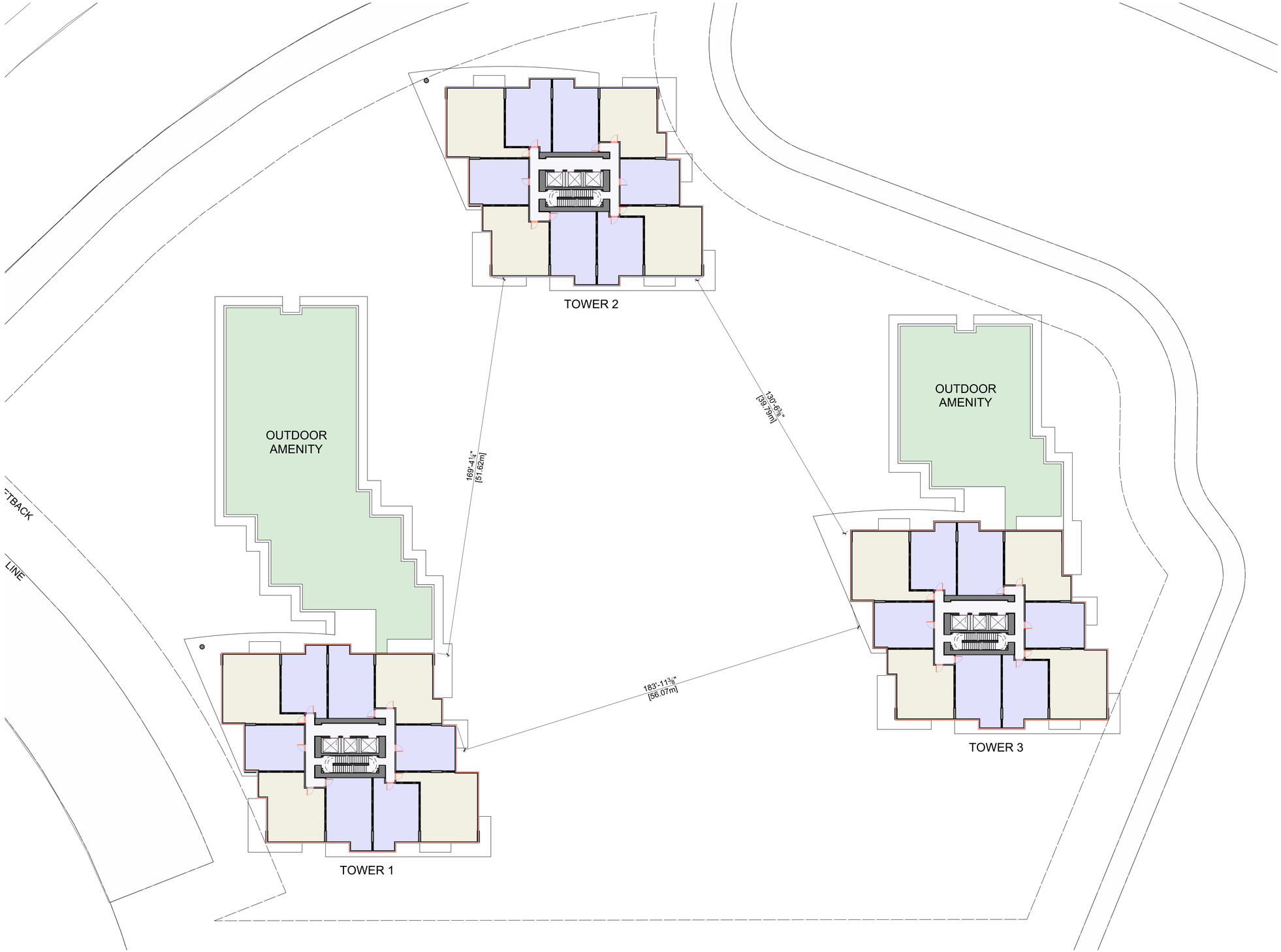
FLOOR PLANS - LEVEL 2-6

1 : 250



FLOOR PLANS - LEVEL 7

1 : 250



FLOOR PLANS - TYPICAL TOWER PLAN

1 : 250

