ZONING

CD 48

LEGAL DESCRIPTION

PID: 026-926-547
LOT 6 SECTIONS 26 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN BCP27662

SITE AREA

4,962.00 SQ M 53,412 SQ FT 1.226 AC

SITE COVERAGE

1,466 / 4,962.00x100% = 29%

FLOOR SPACE RATIO

8 153 / 4,962.00 = 1.6

PARKING REQUIREMENTS

OFFICES 1 SPACE PER 35 sq m GROSS FLOOR AREA
RETAIL 1 SPACE PER 35 sq m GROSS FLOOR AREA
ACCESSIBLE SPACES 1:50

OFFICE SPACE	6 687 sq m / 35	= 175 SPACES REQ
RETAIL SPACE	1 466 sq m / 35	= 38 SPACES REQ
TOTAL SPACES REQ		213 SPACES REQ

PARKING SPACES PROVIDED

UNDERGROUND	131
SURFACE	82
TOTAL SPACES PROVIDED	213

ACCESSIBLE SPACES

232 / 50 = 5 SPACES REQ
5 SPACES INDICATED

PARKING SPACE DIMENSIONS

SURFACE SPACES	5.8 x 2.6 c/w 7.3 AISLE
U/GROUND SPACES	5.8 x 2.75 c/w 6.7 AISLE
SMALL SPACES	4.88 x 2.44
ACCESSIBLE SPACES	5.8 x 3.7

BICYCLE PARKING

6 SPACES AT MAIN ENTRANCE
0.06 SPACES PER 100 sq m GFA TO BE IN SECURE STORAGE
7,874 / 100 x 0.06 = 5 SPACES REQ

FLOOR	GROSS FLR AREA	NET AREA	USE
GROUND	1 466 m² (15 780 f²)	1 346 m² (14 488 f²)	RETAIL
2nd FL	936 m² (10 075 f²)	857 m² (9 225 f²)	OFFICE
3rd FL	936 m² (10 075 f²)	857 m² (9 225 f²)	OFFICE
4th FL	963 m² (10 366 f²)	884 m² (9 515 f²)	OFFICE
5th FL	963 m² (10 366 f²)	884 m² (9 515 f²)	OFFICE
6th FL	963 m² (10 366 f²)	884 m² (9 515 f²)	OFFICE
7th FL	963 m² (10 366 f²)	884 m² (9 515 f²)	OFFICE
8th FL	963 m² (10 366 f²)	884 m² (9 515 f²)	OFFICE
TOTAL	8 153 m² (87 760 f²)	7 480 m² (80 513 f²)	

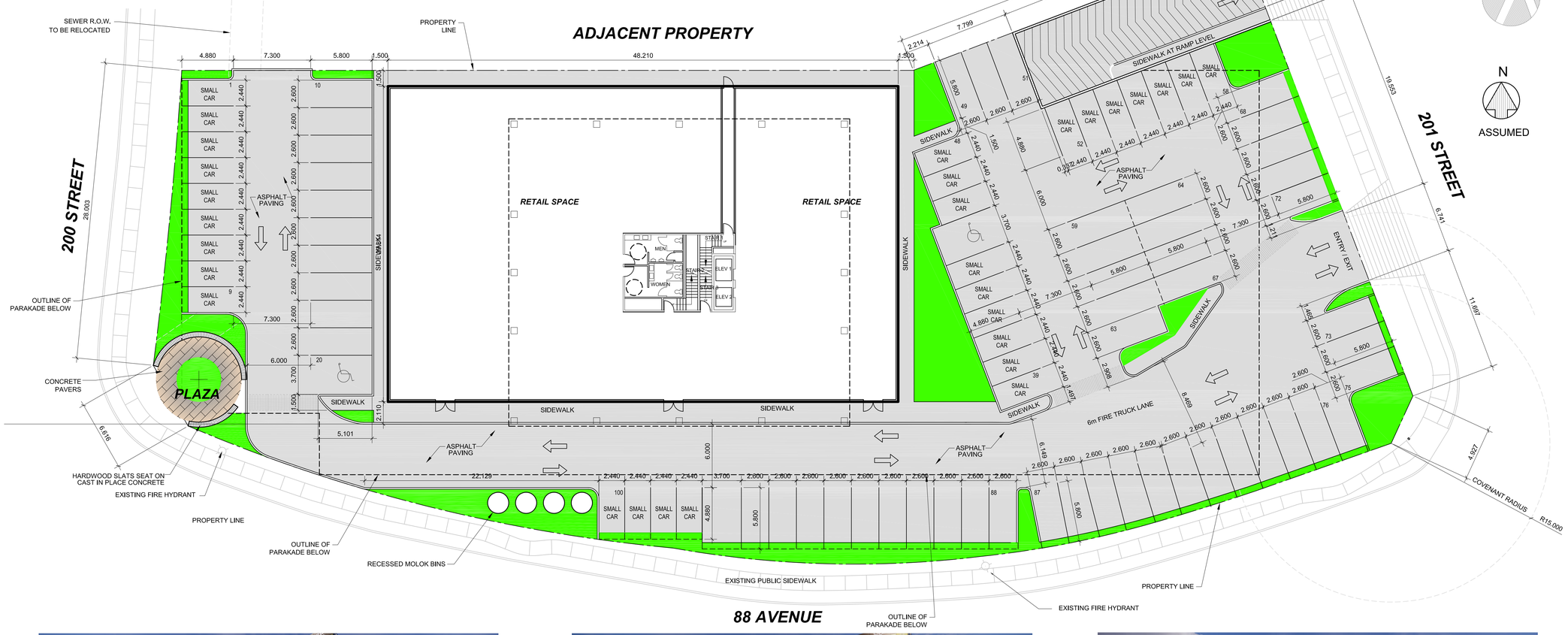
PARKING DETAILS

UNDERGROUND PARKING	SURFACE PARKING	COMBINED PARKING
131 REG	71 REG	202 REG
	29 SMALL	29 SMALL (13%)
131 TOTAL	101 TOTAL	231 TOTAL

0' 0m 10' 3m 16.5' 5m 33' 10m
SCALE



SITE CONTEXT



N
ASSUMED



NORTH EAST VIEW



PLAZA VIEW



NORTH VIEW

REGISTERED ARCHITECT WILLIAM KWOK BRITISH COLUMBIA
2023-08-30

No.	Revision/Issue	Date:
1	Issued for Re-Zoning	2023.08.29

NORTHLAND PROPERTIES
We Proudly Build

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PROPOSED EIGHT-STOREY COMMERCIAL BUILDING
8929 201 STREET
LANGLEY, BC

SITE PLAN

Scale: 1:200
Date: Aug. 29 2023
Drawn: ML
Checked: PK

RZ 1.0