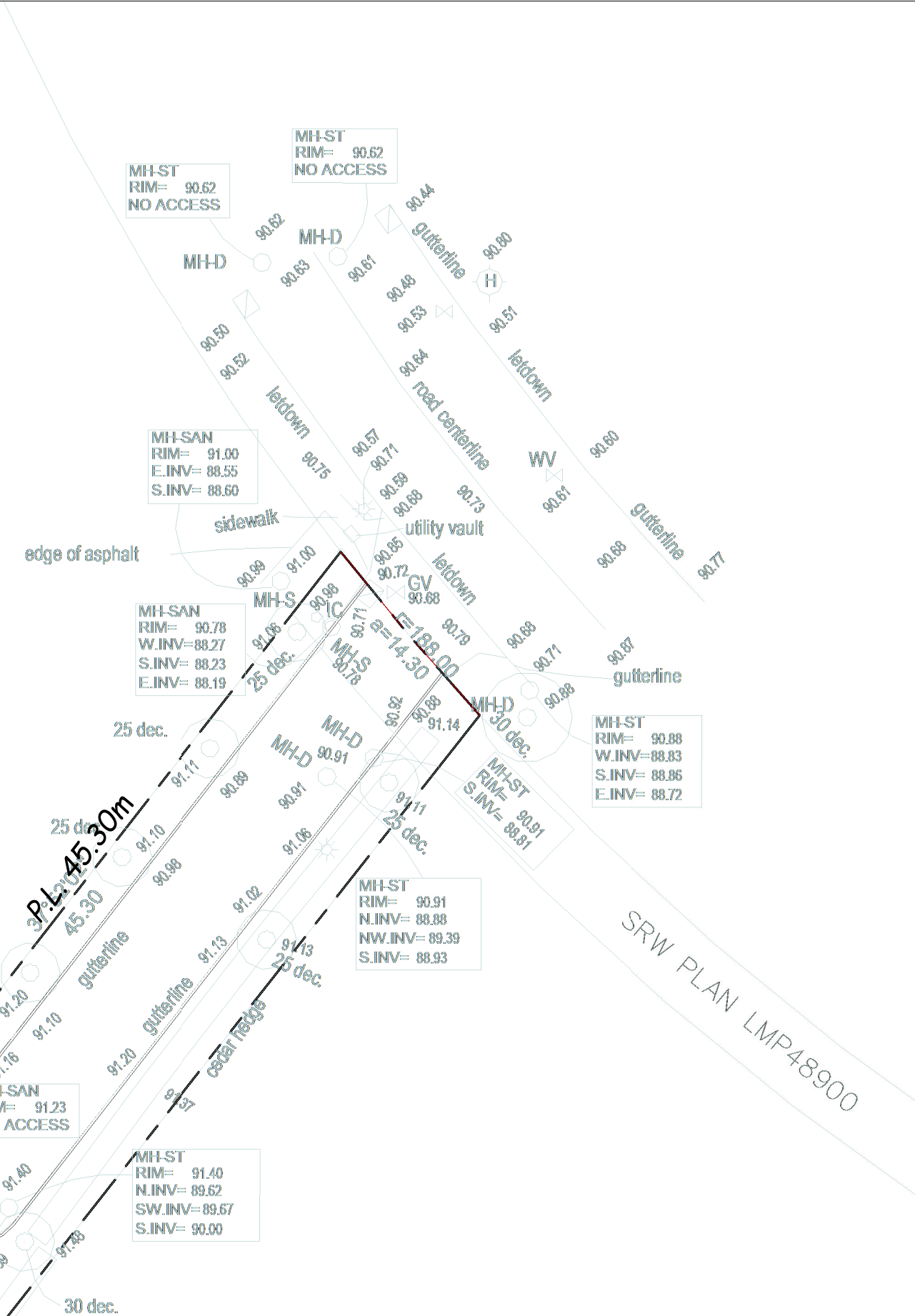
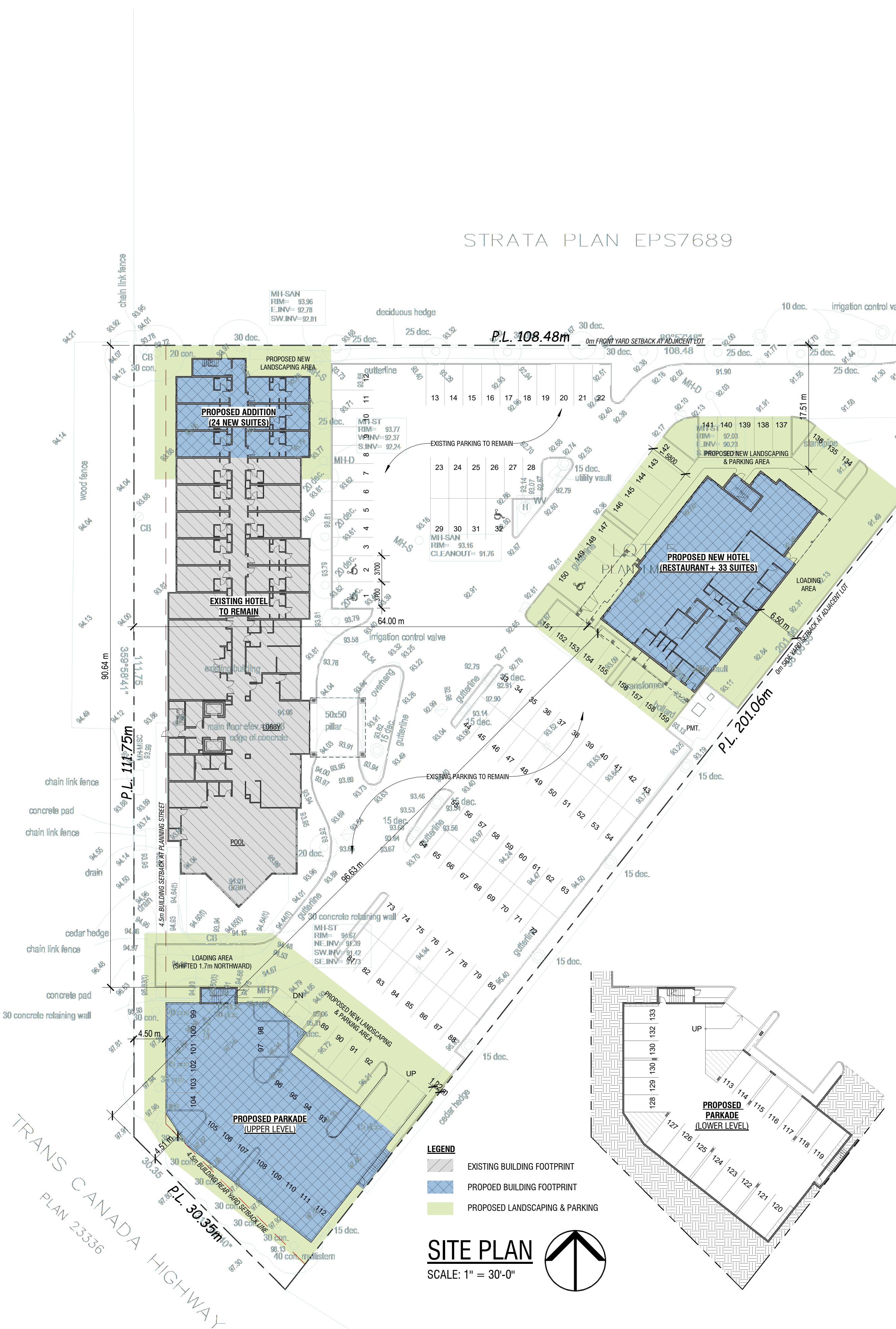


COMFORT INN ADDITION

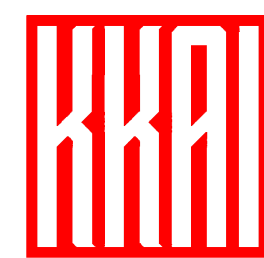
26574 GLOUCESTER WAY, LANGLEY, BC



PROJECT DATA

CIVIC ADDRESS	26574 Gloucester way, Langley, BC
LEGAL DESCRIPTION	Lot 5, Section 6, Township 14, New West District, Plan LMP48899
PID	024-954-365
LOT AREA	10129 sm [109028 sf]
ZONING	C3 - Service Commercial Zone

Description		Bylaw Requirement	Proposed		Variance	
Lot Coverage (% of Net Site Area)		Building: Max 40% Of Site Area	Existing Hotel - 11.1% Coverage (Existing To Remain)		None	
			Existing Hotel Addition - 2.3% Coverage (2551 sf)			
			New Hotel - 5.4% Coverage (5925 sf)			
			New Parkade - 6.5% Coverage (7129 sf)			
			Total = 25.4% < 40% Coverage			
Height (m)		Max. 12.0m	Existing Hotel w/ addition - 11.85m (Existing To Remain)		None	
			New Hotel - 11.95 m			
			New Parkade - 3.5 m			
Setbacks (m)		Front: Min. 4.5m (Front Lot Line) Rear: Min. 3.0m (Rear Lot Line) Side: Min. 4.5.m (Flanking Street) Side: Min. 0 m (Side Lot Line)	Existing Hotel	Front (N): 13.26m(Existing), Proposed after Addition - 1.82m		None
				Rear (S): 30.75 (Existing To Remain)		
				Side (E): 34.70m (Existing To Remain)		
				Side (W): 4.78m (Existing To Remain)		
			New Hotel	Front (N): 17.51m		None
				Rear (S): 96.63m		
				Side (E): 6.50m		
				Side (W): 64.0m		
			New Parkade	Front (N): 90.64m		None
				Rear (S): 4.51m		
Side (E): 1.22m						
Side (W): 4.50m						
Parking (No.)	Hotel	Guest suites 1 space per accommodaion space 81 Existing +57 New Suites *1	Existing	Proposed	None	
		Hotel Staff 1 space per employee				
	Restaurant	Restaurant Dining 1 space per 20sqm of gross floor area	95	159		
		Total Required parking stalls				



Kenneth Kim
Architecture Inc.

t: 778-379-8918 / f: 604-800-0775
e: kenneth@kkai.ca
211-2223 West Broadway
Vancouver, B.C. V6K 2E4

THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL
VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCEMENT OF WORK.
ALL ERRORS AND OMISSIONS SHALL BE
REPORTED IMMEDIATELY TO THE
ARCHITECT.

COPYRIGHT RESERVED.
THIS PLAN AND DESIGN ARE AND SHALL
REMAIN AT ALL TIMES THE EXCLUSIVE
PROPERTY OF KENNETH KIM
ARCHITECTURE INC. AND MAY NOT BE
USED OR REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT.

Project Title

COMFORT INN
ADDITION

26574 Gloucester Way,
Langley, BC.

Notes

No.	Date	Revision
2	Jan 31 2025	DP Amendment
1	Jun 2 2023	DP Submission

Sheet Title

SITE PLAN, CONTEXT PLAN & DATA

File number:

Print date: *Jan 31, 2025*

Drawn: *CL*

Checked: *KK*

Scale:

Dwg. no.

A1.1