Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 16, 2026 – REGULAR MEETING	**REPORT:**	26-108
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0239
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101506 (441933 BC LTD. / 8750 – 204 STREET)		

PROPOSAL:

Development Permit application (including variances) for a 4,697 m^2 (50,558 ft^2) addition to an existing hotel on property located at 8750 – 204 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101506 subject to 11 conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the the Walnut Grove Community Plan and complies with the site's Service Commercial C-3 zoning, with the exception of the proposed variances.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101506 to 441933 BC Ltd. for property located at 8750 – 204 Street subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy. The details of planting design are to be reviewed and finalized at the time of Building Permit.
c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
e. Section 603.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 16.8 m (55.1 ft) as indicated in Schedule "A".
f. Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the number of required parking spaces from 190 parking spaces to 152 parking spaces as indicated in Schedule "A".
g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 1.3 m (4.3 ft) on the interior side (north) lot line as indicated in Schedule "A".
h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the

interior side (north) lot line from 2.0 m (6.5 ft) to 1.3 m (4.2 ft) and along the rear (east) lot line from 2.0 m (6.5 ft) to 1.7 m (5.5 ft) as indicated in Schedule "A".

i. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required parking lot landscaping requirement from one tree per six parking stalls to one tree per six and a half parking stalls as indicated in Schedule "A".
j. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
k. All refuse areas to be located within buildings and/or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. On-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
c. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
e. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

EXECUTIVE SUMMARY:

Pacific Reach Properties Development 2 Limited Partnership has applied on behalf of the owner for a development permit for a 4,697 m^2 (50,558 ft^2 / 84 room) addition to an existing hotel on property located at 8750 – 204 Street.

The proposed development permit includes variances to the required maximum building height, minimum number of off-street parking spaces, minimum setback for off-street parking areas from a lot line common to the parking area, minimum landscape screen widths along the interior side and rear lot lines and minimum parking lot landscaping.

The development proposal complies with the Development Permit Area guidelines in the Walnut Grove Community Plan. The proposal also complies with the site's Service Commercial C-3 zoning, with the exception of the proposed variances.

Issuance of Development Permit No. 101506 is recommended subject to 11 conditions, plus five conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council regarding proposed Development Permit No. 101506.

REFERENCE:

Owner:	441933 BC Ltd. 1818, 701 W Georgia Street Vancouver, BC V7Y 1C6
Agent:	Pacific Reach Properties Development 2 Limited Partnership 1818, 701 W Georgia Street Vancouver, BC V7Y 1C6
Legal Description:	Lot 1 Section 26 Township 8 New Westminster District Plan EPP150499
Location:	8750 – 204 Street
Area:	1.0 ha (2.5 ac)
Existing Zoning:	Service Commercial Zone C-3
Walnut Grove Community Plan:	Neighbourhood Commercial Conservation Area

BACKGROUND/HISTORY:

- The subject site is designated Neighbourhood Commercial in the Walnut Grove Community Plan.
- The subject site is located in the Neighbourhood Commercial Development Permit Area in the Walnut Grove Community Plan.
- The eastern portion of the subject site accommodates a hotel, while the western portion of the subject site accommodates a restaurant which is proposed to be removed to facilitate the proposed hotel addition.
- Council approved issuance of Development Permit No. 097001 on September 8, 1997 to permit development of the existing 4-storey (91 room) hotel on the subject site.
- Council approved issuance of Development Variance Permit No. 100053 on September 14, 2009 that varied the maximum permitted building height from 12.0 m (39.3 ft) to 16.75 m (55 ft) in conjunction with a façade renovation to the existing 4-storey hotel.
- Council approved issuance of Development Variance Permit No. 100016 on July 5, 1999 that varied the provisions of the Township's Sign Bylaw 1995 No. 3491 to permit a 7.6 m (24.8 ft) high freestanding sign adjacent to Highway 1.
- A lot consolidation was completed in 2026, combining two properties (8740 and 8750 – 204 Street) into the current property located at 8750 – 204 Street.

DISCUSSION/ANALYSIS:

- Pacific Reach Properties Development 2 Limited Partnership has applied on behalf of the property owner for a development permit to facilitate a 4,697 m^2 (50,558 ft^2) westerly addition to the existing 4-storey hotel located at 8750 – 204 Street.
- The proposed addition will accommodate 84 new hotel rooms, increasing the total number of hotel rooms on the subject site from 91 to 175.
- The proposed development permit includes variances to the required maximum building height, minimum number of off-street parking spaces, minimum setback for off-street parking areas from a lot line common to the parking area, minimum landscape screen widths along the interior side and rear lot lines and minimum parking lot landscaping.

- The proposed development includes exterior repainting of the existing hotel building and updated signage.
- The proposal is consistent with the Walnut Grove Community Plan and is compliant with the Service Commercial Zone C-3, with the exception of the proposed variances.

Adjacent Uses:

	Existing Use:	Walnut Grove Community Plan Designation:	Existing Zoning:
North:	A property with existing commercial uses	Neighbourhood Commercial	Community Commercial Zone C-2 and Service Station Zone C-6
South:	Highway 1	N/A	N/A
East:	A property with an existing hotel, pub and liquor store	Neighbourhood Commercial and Conservation Area	Community Commercial Zone C-2
West:	204 Street, beyond which are properties with existing commercial uses	Commercial Village and Conservation Area	Community Commercial Zone C-2

Development Permit:

- The subject site is located in the Neighbourhood Commercial Development Permit Area in the Walnut Grove Community Plan.
- The form and character of the proposed 4,697 m^2 (50,558 ft^2) addition to the existing hotel is consistent with the Neighbourhood Commercial guidelines.
- Proposed Development Permit No. 101506, inclusive of the proposed variances, is attached to this report as Attachment B.

Development Variance Permits:

The applicant is seeking the following variances:

- Section 603.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 16.8 m (55.1 ft).
    - The applicant indicates the proposed variance is requested to permit a building height consistent with the height of the existing hotel building on the subject property.
- Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the number of required parking spaces from 190 parking spaces to 152 parking spaces (reduction of 38 parking spaces, or 20%).
    - The applicant indicates the proposed variance is requested due to existing site constraints that limit the number of parking spaces that can be accommodated. The applicant has reconfigured the existing parking lot to comply with Zoning Bylaw parking stall dimension requirements. (Staff note 16 private Tesla EV parking spaces are available on site but are excluded from the parking calculations). The applicant has also submitted a Technical Memorandum prepared by a professional traffic engineer that supports the proposed variance and concludes sufficient parking is available to serve the proposed development at full capacity.

- Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 1.3 m (4.3 ft) along the interior side (north) lot line.
    - The proposed variance is requested to accommodate an existing landscape screen on the interior side (north) lot line that results in a reduced off-street parking area setback.
- Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side (north) lot line from 2.0 m (6.5 ft) to 1.3 m (4.3 ft) and along the rear (east) lot line from 2.0 m (6.5 ft) to 1.7 m (5.6 ft).
    - The proposed variance is requested to accommodate existing landscape screens along the interior side (north) and rear (east) lot lines. To mitigate the reduced landscape screen widths, the applicant proposes enhancing the existing landscaping through installation of new upsized trees and plant material.
- Section 111.4 – Parking Lot Landscaping of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required parking lot landscaping from one tree per six parking spaces to one tree per six and a half parking spaces.
    - The proposed variance is requested to utilize existing parking lot landscape islands on the subject site. To mitigate the reduction, the applicant proposes enhancing the new and existing parking lot landscape islands through installation of new upsized trees and plant material.

Staff do not object to the proposed variances, as they are primarily the result of existing building and site conditions. The proposed development accommodates 84 additional hotel rooms, results in a reconfigured site layout, enhanced landscaping and increased conformity with parking stall and landscape related Zoning Bylaw requirements.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans for the western portion of the site indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	19	29	N/A	29

Policy Considerations:

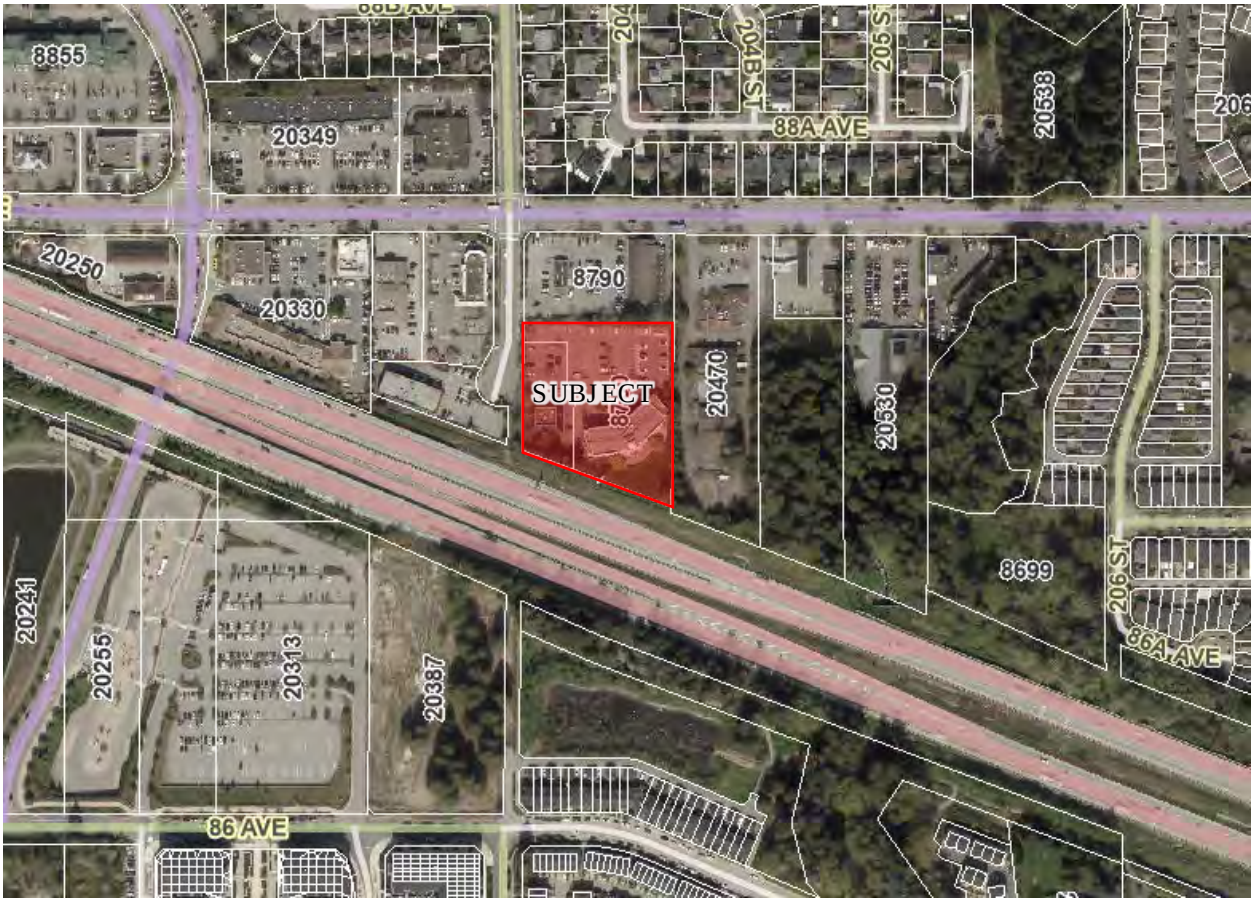
The proposed development complies with the Development Permit Area provisions of the Walnut Grove Community Plan and complies with the site's existing Service Commercial C-3 zoning requirements, with the exception of the proposed variances. Staff recommend that Council give issuance to Development Permit No. 101506 subject to 11 conditions, plus five conditions to be applied at the building permit stage.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101506

ATTACHMENT A

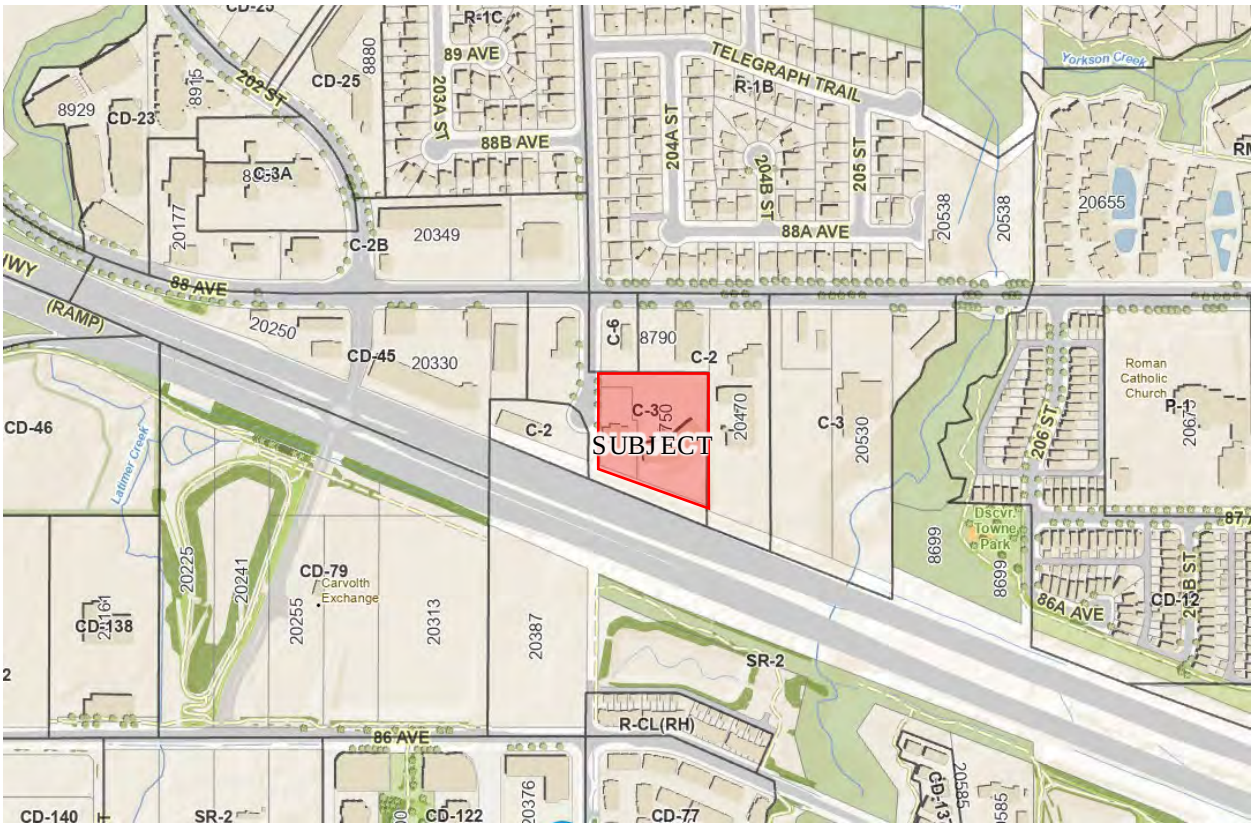


AERIAL CONTEXT MAP

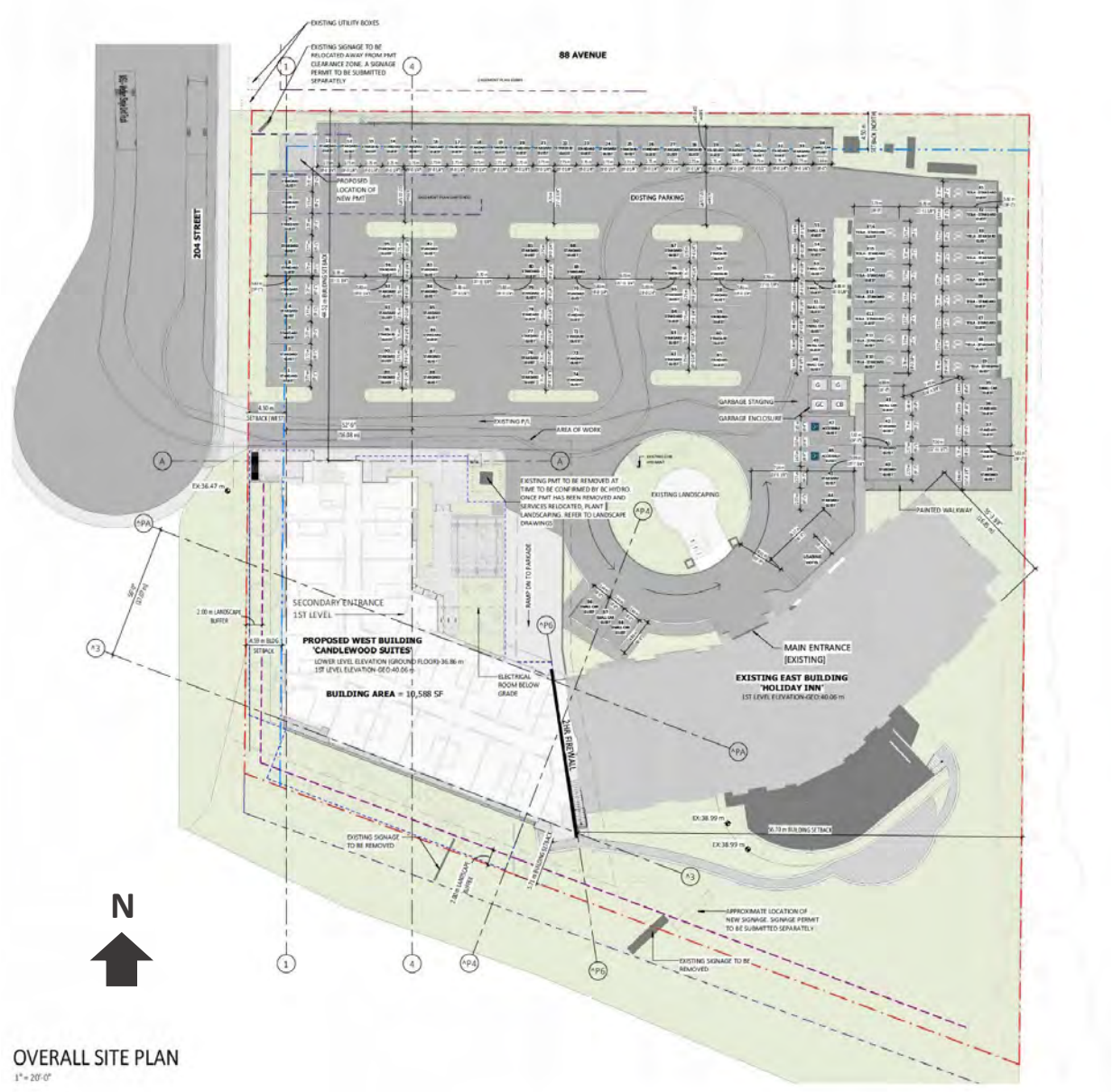
SUBJECT



WALNUT GROVE COMMUNITY PLAN



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101506

This Permit is issued this _____day of _____, 2026 to:

1. Name: 441933 BC Ltd.

   Address: 1818, 701 W Georgia Street
   Vancouver, BC V7Y 1C6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 1 Section 26 Township 8 New Westminster District Plan EPP150499

   CIVIC ADDRESS: 8750 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy. The details of planting design are to be reviewed and finalized at the time of Building Permit.
   c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
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   h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side (north) lot line from 2.0 m (6.5 ft) to 1.3 m (4.2 ft) and along the rear (east) lot line from 2.0 m (6.5 ft) to 1.7 m (5.5 ft) as indicated in Schedule “A”.
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d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
e. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

HOLIDAY INN ADDITION, 8750 - 204 STREET
TOWNSHIP OF LANGLEY, BC



SHEET INDEX

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SD1.14	FSR DATA & PLAN	SD9.01	UNIT PLANS
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SD2.15	ROOF LEVEL PLAN		
SD2.20	P1 LEVEL PLAN		

PACIFIC REACH PROPERTIES LTD.

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VANCOUVER BC | V7Y 1C6 | 604-662-4969

E-MAIL: NEASTMAN@PACIFICREACH.COM

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E-MAIL: MAIL@KEYSTONEARCH.CA
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KEYSTONE ARCHITECTURE

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MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT — PROVINCE OF BRITISH COLUMBIA — 2026-10-30

RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	25-05-12
2	ISSUED FOR SD90	25-06-06
3	ISSUED FOR DP	25-07-23
6	RE-ISSUED FOR DP	26-03-16
13	RE-ISSUED FOR DP	26-06-23
14	RE-ISSUED FOR DP	26-10-09
15	RE-ISSEUD FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

COVER PAGE

SCALE

SCHEDULE A

E.9

SD0.01

SITE CONTEXT

1 WALNUT GROVE SCHOOL OF MUSIC AND DANCE



2 CARVOLTH EXCHANGE



3 WALNUT GROVE LUTHERAN CHURCH

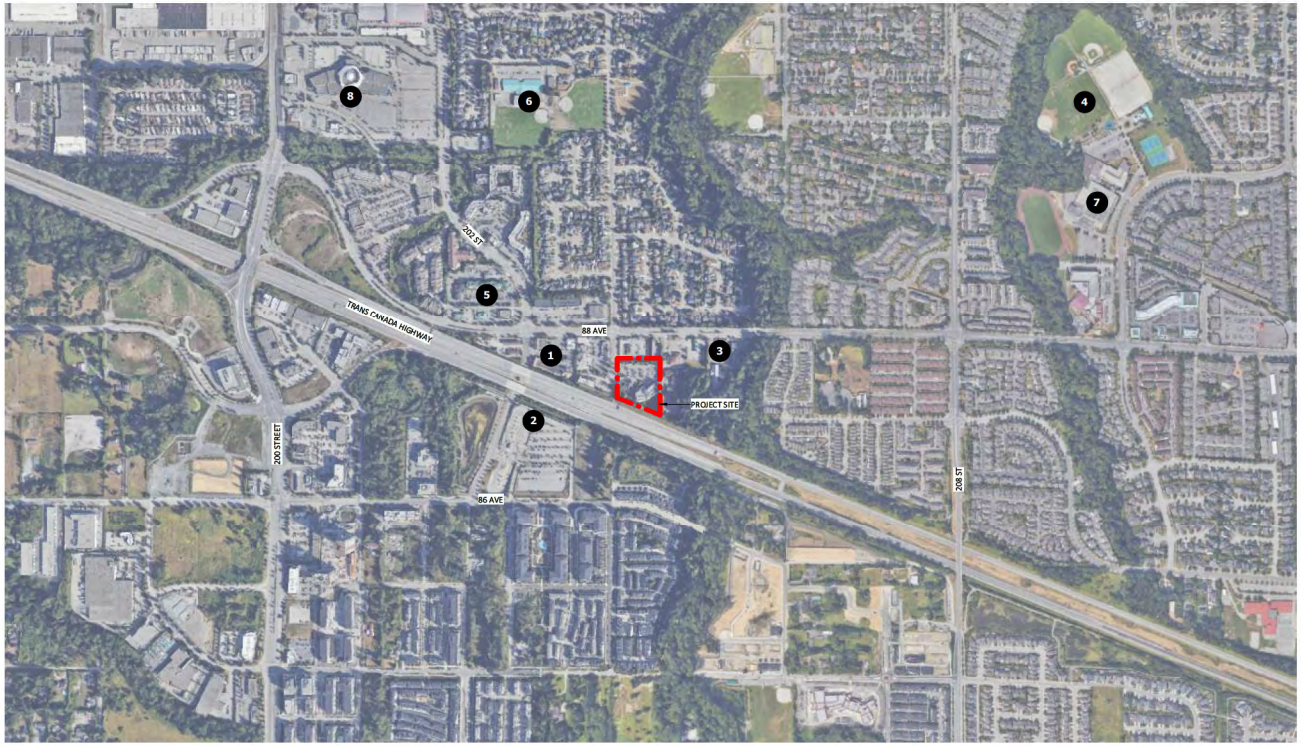


4 WALNUT GROVE COMM. PARK

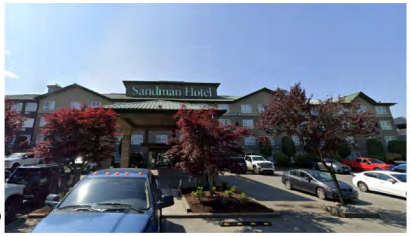


SITE DESCRIPTION

THE PROJECT SITE IS LOCATED ON THE NORTH OF THE TRANS CANADA HIGHWAY IN TOWNSHIP OF LANGLEY WALNUT GROVE AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. THE EXISTING HOTEL BUILDING IS LOCATED ON ONE PARCEL AND THE ADDITION WOULD BE TO THE WEST OF THE EXISTING BUILDING. THE SITE IS CENTRALLY LOCATED ADJACENT TO HWY 1 WITH PROXIMITY TO THE WALNUT GROVE MUSIC AND DANCE CENTRE TO THE WEST, WALNUT GROVE LUTHERAN CHURCH TO THE EAST, COMMERCIAL OFFICES AND RESTAURANTS ALL AROUND THE EXISTING BUILDING, CINEPLEX CINEMAS TO THE NORTH WEST AND THE WALNUT GROVE COMMUNITY PARK TO THE NORTHEAST. TWO ELEMENTARY SCHOOLS ARE CLOSE BY: DOROTHY PEACOCK SCHOOL TO THE NORTHWEST AND AND GORDON GREENWOOD ELEMENTARY TO THE NORTH. WALKING DISTANCE PARKS INCLUDE THE DISCOVERY TOWN PARK AND CARVOLTH TRANSIT EXCHANGE IS LOCATED TO THE SOUTH ACROSS THE HIGHWAY FOR CONNECTIVITY.



5 SANDMAN HOTEL



6 DOROTHY PEACOCK ELEMENTARY



7 WALNUT GROVE SECONDARY



8 CINEPLEX CINEMAS



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REGISTERED ARCHITECT
2026-10-30
BRITISH COLUMBIA

RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	25-05-12
2	ISSUED FOR SD90	25-06-06
3	ISSUED FOR DP	25-07-23
6	RE-ISSUED FOR DP	26-03-16
13	RE-ISSUED FOR DP	26-06-23
14	RE-ISSUED FOR DP	26-10-09
15	RE-ISSUED FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

SITE CONTEXT

SCALE 1 1/2" = 1'-0"

E.9

SD1.01

SITE CONTEXT





A 204 ST LOOKING EAST



B 204 ST AND 88 AVE LOOKING SOUTH EAST



C HIGHWAY 1 LOOKING NORTH

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REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
2026-10-30
BRITISH COLUMBIA

RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	25-05-12
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3	ISSUED FOR DP	25-07-23
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13	RE-ISSUED FOR DP	26-06-23
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15	RE-ISSUED FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

SITE CONTEXT

SCALE 1 1/2" = 1'-0"

E.9

SD1.02

PROJECT DATA

1.0.0 ZONING DATA

PROJECT:	HOLIDAY INN ADDITION (CANDLEWOOD SUITES)	
CIVIC ADDRESS:	8750 - 204 STREET, TOWNSHIP OF LANGLEY, BC V1M 2Y5	
LEGAL DESCRIPTION:	LOT 2, SECTION 26, TOWNSHIP 8, NEW WEST DISTRICT, PLAN LMP37399 PART NE 1/4, EXCEPT PLAN LMP43070-RD	
NEIGHBOURHOOD:	WALNUT GROVE	
SITE AREA (GROSS):	109,963 SF 10,215.9m2 (TOTAL AFTER CONSOLIDATION)	
SITE AREA (NET):	109,963 SF 10,215.9m2 (TOTAL AFTER CONSOLIDATION)	
COORDINATING REGISTERED PROFESSIONAL:	ERIC POXLEITNER, ARCHITECT AIBC, AAA, MRAIC, LEED® AP BD+C, KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:	N/A	

	CURRENT/REQUIRED/PERMITTED	PROPOSED
ZONE:	C-3	C-3
OCP DESIGNATION:	NEIGHBOURHOOD COMMERCIAL	NEIGHBOURHOOD COMMERCIAL
SETBACKS:	FRONT: 4.50 m	FRONT (WEST): 4.50 m
	REAR: 3.0 m	REAR: EXISTING BUILDING
	SIDE (SOUTH): 0.00 m	SIDE (SOUTH): 0.00 m (U/G PARKING)
		SIDE (SOUTH): 5.71 m (ABOVE GRADE BUILDING)
	SIDE (NORTH): 0.00 m	SIDE (NORTH): 44.52 m
DENSITY-GROSS FLOOR AREA (FSR):		102,577 SF / 109, 963 SF =0.93 (INCLUDES BOTH EXISTING EAST BUILDING AND NEW ADDITION WEST BUILDING)
GROSS FLOOR AREA ADDITION ONLY:		50,558 SF 4,696.95 m²
BUILDING HEIGHT:	12 m	16.63 m
LOT COVERAGE (NEW BUILD):		17,547 SF / 109,963 SF 15.90%
LOT COVERAGE (TOTAL):		Not Placed / 109,963 SF
ACCESSIBLE UNITS:	5	5
STEP CODE:	2	3
MINIMUM BUILDING ELEVATION:	N/A	GEO: 61.90 m

WASTE & RECYCLING STORAGE:

GARBAGE/RECYCLING REQUIREMENTS: RECYCLING CART- MIXED CONTAINER | RECYCLING CART- MIXED PAPER | GREEN CART - FOOD SCRAPS | CARDBOARD BIN- FRONT END | GARBAGE

RICHMOND WASTE MANAGEMENT
DESIGN GUIDELINE
(CALCULATIONS BASED ON WEEKLY PICKUP)

HOSPITALITY LODGING: 2(360 L) CART | 4(360L) CART | 1G(240L) CART | 2 X 3 CUBIC YARD | 4 X 3 CUBIC YARD
(81 - 90 ROOMS) X 2

PROPOSED WITHIN GARBAGE ENCLOSURE AT EXISTING PARKING LOT AND EXISTING UNDERGROUND PARKADE:
2 X 360L CARTS RECYCLING - MIXED CONTAINER (LOCATED AT EXISTING UNDERGROUND PARKADE)
4 X 360L CARTS FOR RECYCLING - MIXED PAPER (LOCATED AT EXISTING UNDERGROUND PARKADE)
1 X 6 CUBIC YARD (EQUIVALENT TO 16 (240L) FOR GREEN CART - FOOD SCRAPS (DENOTED AS 'GC' ON OVERALL SITE PLAN) CARTS LOCATED AT ABOVE GRADE PARKING GARBAGE ENCLOSURE
1 x 6 CUBIC YARD (EQUIVALENT TO 2X 3 CUBIC YARD BINS) FOR CARDBOAD BIN (DENOTED AS 'CB' ON OVERALL SITE PLAN) CARTS LOCATED AT ABOVE GRADE PARKING GARBAGE ENCLOSURE
2 X 6 CUBIC YARD (EQUIVALENT TO 4X 3 CUBIC YARD BINS) FOR GARBAGE (DENOTED AS 'G' ON OVERALL SITE PLAN) CARTS LOCATED AT ABOVE GRADE PARKING GARBAGE ENCLOSURE

UNIT COUNT:	N/A	84 NEW SUITES (91 EXISTING)
EFFICIENCY:		
ZONING AVERAGE GRADE:		(612.72+540.27+596.31+834.97+1593.61+1103.12) / 139.96 = 37.73 m
		AVG GRADE NORTH ELEVATION: (36.44+37.16)/2= 36.80*16.65=612.72
		AVG GRADE EAST COURTYARD ELEVATION: (37.16+36.85)/2=37.01*14.60=540.27
		AVG GRADE SOUTH COURTYARD ELEVATION: (36.85+36.86)/2=36.86*16.18=596.31
		AVG GRADE EAST ELEVATION: (36.86+40.06)/2=38.46*21.71=834.97
		AVG GRADE SOUTH ELEVATION: (40.06+37.62)/2=38.84*41.03=1593.61
		AVG GRADE WEST ELEVATION: (37.62+36.44)/2=37.03*29.79=1103.12
		TOTAL PERIMETER: (16.65+14.60+16.18+21.71+41.03+29.79)=139.96
VARIANCES APPLIED FOR:	1. 20% REDUCTION FROM OVERALL REQUIRED PARKING STALL COUNT = OVERALL 152 PROPOSED/190 REQUIRED (GUEST: 145 / 175, EMPLOYEE 7 / 15)	
	2. NEW BUILDING HEIGHT VARIANCE TO MATCH EXISTING BUILDING HEIGHT	
	4. EXISTING PARKING AREA SETBACK AND LANDSCAPE NOT IN COMPLIANCE WITH THE CURRENT ZONING BYLAW	

NOTES:
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.

1.2.0 CODE DATA

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: GHL CONSULTANTS, A PART OF JS HELD

1. PART 3 BUILDING		DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY(IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:	WEST BUILDING AREA (ADDITION) 10,323 SF 959 m² WEST BASEMENT STORAGE GARAGE (ADDITION) 17,547 SF 1,630 m² EAST BUILDING AREA (EXISTING) 11,777 SF 1,094 m² EAST BASEMENT STORAGE GARAGE (EXISTING) 3,473 SF 323 m²	1.4.1.2. DEFINED TERMS -BUILDING AREA
4.3. RESIDENTIAL:		3.2.2.51
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.51.(1)(D)
MAX. ALLOWABLE BUILDING AREA: < 1800 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(D)
2 HR FIREWALL (MASONRY CONSTRUCTION)		3.1.10.2
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)&(C)
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.3.1. BUILDING HEIGHT:	5 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.3.2. GRADE ELEVATION:	36.12m (LOWEST AVG GRADE NORTH ELEVATION: (35.04m + 37.19m = 2)	1.4.1.2. DEFINED TERMS -GRADE
4.3.3. FIRST STOREY ELEVATION:	36.86 m (LOWER LEVEL)	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	11.43 m (REFER TO ELEVATIONS)	3.2.2.51 (1)(c) (MAXIMUM -18 m)
4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK:	17.50 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51 (2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 2...
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS...
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	EXISTING BUILDING L1 AND L2	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2) NOTE: INTERCONNECTED FLOOR SPACE IS APPLICABLE ONLY BETWEEN EXISTING BUILDING AND ADDITION.
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	NO 3.1.10.2(1), THE FIREWALL WILL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF BOTH BUILDINGS SEPARATED FROM EACH OTHER PER 3.1.10.3(1)	3.1.10.2 3.1.10.3(1) 3.1.10.4(1)(A)
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	12.00 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1	3.2.2.10.
20. ACCESSIBILITY		
ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS		3.8.4
ACCESS BETWEEN EXISTING BUILDING AND ADDITION		3.8.4.1.(1),
EXTERIOR ACCESS		3.8.4.2.(1), (2), (3)
HORIZONTAL ADDITION		3.8.4.4.(1)
SLEEPING ROOMS AND BED SPACES		3.8.4.6. (1), 3.8.3.23 (1)(A)
	AT LEAST ONE FOR EVERY 20 OR PART THEREOF OF SLEEPING ROOMS OR BED SPACES SHALL CONFORM TO SUBSECTION 3.8.3 WHERE PROVIDED IN HOTELS AND MOTELS	3.8.3.23. (1), 3.8.2.13.(1)(A) SLEEPING ROOMS REQUIRED: 84 TOTAL UNITS / 20 =5 ACCESSIBLE SLEEPING ROOMS

NOTES:
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.

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REGISTERED ARCHITECT ERIC POXLEITNER PROVINCE OF BRITISH COLUMBIA 2026-10-30

RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	25-05-12
2	ISSUED FOR SD90	25-06-06
3	ISSUED FOR DP	25-07-23
6	RE-ISSUED FOR DP	26-03-16
13	RE-ISSUED FOR DP	26-06-23
14	RE-ISSUED FOR DP	26-10-09
15	RE-ISSUED FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

PROJECT DATA

SCALE

E.9

SD1.10

PROJECT DATA

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 KING BED	13	15.5%	
1 KING BED & SOFA	11	13.1%	
DOUBLE QUEEN	44	52.4%	
KING SUITE	11	13.1%	
QUEEN BED ACCESSIBLE	5	6.0%	
TOTAL UNITS: 84		**100.0%**	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	DOUBLE QUEEN	35	399 SF	37 m²	13,982 SF	1298.94 m²
UNIT A1.1	DOUBLE QUEEN	4	408 SF	38 m²	1,634 SF	151.78 m²
UNIT A1.2	DOUBLE QUEEN	4	389 SF	36 m²	1,557 SF	144.67 m²
UNIT A1.4	DOUBLE QUEEN	1	387 SF	36 m²	387 SF	35.95 m²
UNIT A2	QUEEN BED ACCESSIBLE	4	411 SF	38 m²	1,646 SF	152.88 m²
UNIT A2.1	QUEEN BED ACCESSIBLE	1	403 SF	37 m²	403 SF	37.45 m²
UNIT B1	1 KING BED	7	348 SF	32 m²	2,438 SF	226.50 m²
UNIT B1.1	1 KING BED	1	350 SF	32 m²	350 SF	32.49 m²
UNIT B2	1 KING BED & SOFA	8	400 SF	37 m²	3,202 SF	297.45 m²
UNIT B2.1	1 KING BED & SOFA	3	384 SF	36 m²	1,152 SF	107.03 m²
UNIT B3	1 KING BED	4	393 SF	36 m²	1,570 SF	145.89 m²
UNIT B4	1 KING BED	1	395 SF	37 m²	395 SF	36.74 m²
UNIT C1	KING SUITE	4	472 SF	44 m²	1,890 SF	175.58 m²
UNIT C2	KING SUITE	4	520 SF	48 m²	2,079 SF	193.11 m²
UNIT C3	KING SUITE	3	651 SF	60 m²	1,952 SF	181.34 m²
UNIT TOTALS:		**84**			**34,636 SF**	**3217.80 m²**

1.4.3 UNIT FLOOR AREA SUMMARY HOTEL

UNIT	LEVEL	UNIT TYPE	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	LEVEL 0	DOUBLE QUEEN	1,188 SF	110 m²	1,188 SF	110.36 m²
UNIT A1	1ST LEVEL	DOUBLE QUEEN	3,198 SF	297 m²	3,198 SF	297.14 m²
UNIT A1	2ND LEVEL	DOUBLE QUEEN	3,198 SF	297 m²	3,198 SF	297.15 m²
UNIT A1	3RD LEVEL	DOUBLE QUEEN	3,198 SF	297 m²	3,198 SF	297.15 m²
UNIT A1	4TH LEVEL	DOUBLE QUEEN	3,198 SF	297 m²	3,198 SF	297.15 m²
			13,982 SF	**1299 m²**	**13,982 SF**	**1298.94 m²**
UNIT A1.1	1ST LEVEL	DOUBLE QUEEN	408 SF	38 m²	408 SF	37.94 m²
UNIT A1.1	2ND LEVEL	DOUBLE QUEEN	408 SF	38 m²	408 SF	37.94 m²
UNIT A1.1	3RD LEVEL	DOUBLE QUEEN	408 SF	38 m²	408 SF	37.94 m²
UNIT A1.1	4TH LEVEL	DOUBLE QUEEN	408 SF	38 m²	408 SF	37.94 m²
			1,634 SF	**152 m²**	**1,634 SF**	**151.78 m²**
UNIT A1.2	LEVEL 0	DOUBLE QUEEN	396 SF	37 m²	396 SF	36.80 m²
UNIT A1.2	2ND LEVEL	DOUBLE QUEEN	387 SF	36 m²	387 SF	35.95 m²
UNIT A1.2	3RD LEVEL	DOUBLE QUEEN	387 SF	36 m²	387 SF	35.95 m²
UNIT A1.2	4TH LEVEL	DOUBLE QUEEN	387 SF	36 m²	387 SF	35.95 m²
			1,557 SF	**145 m²**	**1,557 SF**	**144.67 m²**
UNIT A1.4	1ST LEVEL	DOUBLE QUEEN	387 SF	36 m²	387 SF	35.95 m²
			387 SF	**36 m²**	**387 SF**	**35.95 m²**
UNIT A2	1ST LEVEL	QUEEN BED ACCESSIBLE	411 SF	38 m²	411 SF	38.22 m²
UNIT A2	2ND LEVEL	QUEEN BED ACCESSIBLE	411 SF	38 m²	411 SF	38.22 m²
UNIT A2	3RD LEVEL	QUEEN BED ACCESSIBLE	411 SF	38 m²	411 SF	38.22 m²
UNIT A2	4TH LEVEL	QUEEN BED ACCESSIBLE	411 SF	38 m²	411 SF	38.22 m²
			1,646 SF	**153 m²**	**1,646 SF**	**152.88 m²**
UNIT A2.1	LEVEL 0	QUEEN BED ACCESSIBLE	403 SF	37 m²	403 SF	37.45 m²
			403 SF	**37 m²**	**403 SF**	**37.45 m²**
UNIT B1	LEVEL 0	1 KING BED	696 SF	65 m²	696 SF	64.65 m²
UNIT B1	1ST LEVEL	1 KING BED	702 SF	65 m²	702 SF	65.18 m²
UNIT B1	2ND LEVEL	1 KING BED	347 SF	32 m²	347 SF	32.22 m²
UNIT B1	3RD LEVEL	1 KING BED	347 SF	32 m²	347 SF	32.22 m²
UNIT B1	4TH LEVEL	1 KING BED	347 SF	32 m²	347 SF	32.22 m²
			2,438 SF	**226 m²**	**2,438 SF**	**226.50 m²**
UNIT B1.1	LEVEL 0	1 KING BED	350 SF	32 m²	350 SF	32.49 m²
			350 SF	**32 m²**	**350 SF**	**32.49 m²**
UNIT B2	1ST LEVEL	1 KING BED & SOFA	800 SF	74 m²	800 SF	74.36 m²
UNIT B2	2ND LEVEL	1 KING BED & SOFA	800 SF	74 m²	800 SF	74.36 m²
UNIT B2	3RD LEVEL	1 KING BED & SOFA	800 SF	74 m²	800 SF	74.36 m²
UNIT B2	4TH LEVEL	1 KING BED & SOFA	800 SF	74 m²	800 SF	74.36 m²
			3,202 SF	**297 m²**	**3,202 SF**	**297.45 m²**
UNIT B2.1	2ND LEVEL	1 KING BED & SOFA	384 SF	36 m²	384 SF	35.68 m²
UNIT B2.1	3RD LEVEL	1 KING BED & SOFA	384 SF	36 m²	384 SF	35.68 m²
UNIT B2.1	4TH LEVEL	1 KING BED & SOFA	384 SF	36 m²	384 SF	35.68 m²
			1,152 SF	**107 m²**	**1,152 SF**	**107.03 m²**
UNIT B3	1ST LEVEL	1 KING BED	384 SF	36 m²	384 SF	35.68 m²
UNIT B3	2ND LEVEL	1 KING BED	395 SF	37 m²	395 SF	36.74 m²
UNIT B3	3RD LEVEL	1 KING BED	395 SF	37 m²	395 SF	36.74 m²
UNIT B3	4TH LEVEL	1 KING BED	395 SF	37 m²	395 SF	36.74 m²
			1,570 SF	**146 m²**	**1,570 SF**	**145.89 m²**
UNIT B4	1ST LEVEL	1 KING BED	395 SF	37 m²	395 SF	36.74 m²
			395 SF	**37 m²**	**395 SF**	**36.74 m²**
UNIT C1	1ST LEVEL	KING SUITE	472 SF	44 m²	472 SF	43.90 m²
UNIT C1	2ND LEVEL	KING SUITE	472 SF	44 m²	472 SF	43.90 m²
UNIT C1	3RD LEVEL	KING SUITE	472 SF	44 m²	472 SF	43.90 m²
UNIT C1	4TH LEVEL	KING SUITE	472 SF	44 m²	472 SF	43.90 m²
			1,890 SF	**176 m²**	**1,890 SF**	**175.58 m²**
UNIT C2	1ST LEVEL	KING SUITE	510 SF	47 m²	510 SF	47.42 m²
UNIT C2	2ND LEVEL	KING SUITE	523 SF	49 m²	523 SF	48.56 m²
UNIT C2	3RD LEVEL	KING SUITE	523 SF	49 m²	523 SF	48.56 m²
UNIT C2	4TH LEVEL	KING SUITE	523 SF	49 m²	523 SF	48.56 m²
			2,079 SF	**193 m²**	**2,079 SF**	**193.11 m²**
UNIT C3	2ND LEVEL	KING SUITE	651 SF	60 m²	651 SF	60.45 m²
UNIT C3	3RD LEVEL	KING SUITE	651 SF	60 m²	651 SF	60.45 m²
UNIT C3	4TH LEVEL	KING SUITE	651 SF	60 m²	651 SF	60.45 m²
			1,952 SF	**181 m²**	**1,952 SF**	**181.34 m²**
GRAND TOTALS			**34,636 SF**	**3218 m²**	**34,636 SF**	**3217.80 m²**

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REGISTERED ARCHITECT PROFESSIONAL ENGINEER 2026-10-30 BRITISH COLUMBIA

RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	25-05-12
2	ISSUED FOR SD90	25-06-06
3	ISSUED FOR DP	25-07-23
6	RE-ISSUED FOR DP	26-03-16
13	RE-ISSUED FOR DP	26-06-23
14	RE-ISSUED FOR DP	26-10-09
15	RE-ISSEUD FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

PROJECT DATA

SCALE

E.9

SD1.11

PROJECT DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED

	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
GUESTS AND EMPLOYEES:			
ACCOMMODATION SPACE (NEW)	84	1.0	84 STALLS
ACCOMMODATION SPACE (EXISTING)	91	1.0	91 STALLS
EMPLOYEES	15	1.0	15 STALLS
SMALL CAR	N/A	20% MAX OF TOTAL STALLS	MAX. 0.20(190) = 38 STALLS
ACCESSIBLE	N/A	1 FOR EA. 50 STALLS REQUIRED	190/50 = 3.8 STALLS = 4 STALLS
ELECTRIC VEHICLE CHARGING	N/A	N/A	N/A
LOADING	N/A	1 PER BUILDING	1 STALLS
TOTAL STALLS:			**190 (GUEST & EMPLOYEE) + 1 (LOADING)**
BICYCLE STALL DATA			
GUESTS AND EMPLOYEES:			
SECURE BIKE PARKING SPACES:	GROSS FLOOR AREA: 4,907 m²	0.06 SECURE BICYCLE SPACES PER 100m² OF GROSS FLOOR AREA (4,907/100) X 0.06 = 2.9	**2.9=3**
VISITOR BIKE SPACES		6 AT EACH PUBLIC ENTRANCE	**12 SPACES**
TOTAL STALLS:			**15**
NOTES:			

1.5.1 OFF-STREET VEHICLE PARKING DATA-PROPOSED

	REQUIRED	PROPOSED STALLS	COMMENTS
VEHICLE PARKING STALL DATA			
GUESTS	175	145	18% REDUCTION FROM REQUIRED, VARIANCE REQUIRED
EMPLOYEES	15	7 (IN EXISTING PARKADE)	53% REDUCTION FROM REQUIRED, VARIANCE REQUIRED
ELECTRIC VEHICLE CHARGING	N/A	16 TESLA STALLS ON SITE (NOT INCLUDED IN PARKING COUNT	NOT INCLUDED IN PARKING COUNT
SMALL CAR	N/A	29	19% OF OVERALL DEVELOPMENT
TOTAL STALLS:		**152 STALLS**	
LOADING	1	1	
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

PARKING STALL USER	PARKING STALL TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
SURFACE PARKING					
Existing					
GUEST	SMALL CAR	3	100.0%	2%	TO REMAIN
		3		**2%**	
New Construction					
GUEST	ACCESSIBLE	2	2.1%	1%	NEW PAINTED LINES
GUEST	SMALL CAR	11	11.6%	7%	NEW PAINTED LINES
GUEST	STANDARD	82	86.3%	54%	NEW PAINTED LINES
		95		**63%**	
SURFACE PARKING: 98		**98**		**64%**	
P1 AND LOWER LEVEL					
Existing					
EMPLOYEE	EXISTING	7	100.0%	5%	IN EXISTING BUILDING PARKADE LEVEL (SEE LOWER LEVEL PLAN)
		7		**5%**	
New Construction					
GUEST	ACCESSIBLE	2	4.3%	1%	
GUEST	SMALL CAR	15	31.9%	10%	
GUEST	STANDARD	30	63.8%	20%	
		47		**31%**	
P1 AND LOWER LEVEL: 54		**54**		**36%**	
TOTAL PARKING STALLS: 152		**152**		**100%**	**PROPOSED: 80% OF REQUIRED COUNT**

OVERALL VEHICLE PARKING BREAKDOWN

PARKING STALL USER	PARKING STALL TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
STANDARD					
GUEST	STANDARD	112	73.7%	74%	
SMALL CAR					
GUEST	SMALL CAR	29	19.1%	19%	
EXISTING					
EMPLOYEE	EXISTING	7	4.6%	5%	IN EXISTING BUILDING PARKADE LEVEL (SEE LOWER LEVEL PLAN)
ACCESSIBLE					
GUEST	ACCESSIBLE	4	2.6%	3%	
TOTAL PARKING STALLS: 152		**152**	**100.0%**	**100%**	

1.5.3 BIKE PARKING STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
GUEST			
SECURE BIKE PARKING SPACES	4	25.0%	2 BIKE CAPACITY PER RACK - WALL MOUNTED
SURFACE MOUNT BIKE STALL	12	75.0%	2 BIKE CAPACITY PER RACK
GUEST: 16		**100.0%**	
TOTAL BIKE PARKING STALLS: 16		**100.0%**	

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REGISTERED ARCHITECT — PROVINCE OF BRITISH COLUMBIA — 2026-10-30

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16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

PROJECT DATA

SCALE

E.9

SD1.12

FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES	
1.	GROSS FLOOR AREA: MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2.	EXCLUSIONS: INDOOR AMENITY

1.6.2 FSR CALCULATION	
GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF
52,969 SF	109,963 SF

1.6.1 GROSS FLOOR AREA (FSR) / GROSS BUILDABLE AREA SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
STORAGE				
LEVEL 0	7,555 SF	701.89 m²	14.3%	
1ST LEVEL	106 SF	9.89 m²	0.2%	
2ND LEVEL	106 SF	9.89 m²	0.2%	
3RD LEVEL	107 SF	9.91 m²	0.2%	
	7,875 SF	**731.58 m²**	**14.9%**	
SERVICE ROOMS/SHAFTS				
LEVEL 0	38 SF	3.55 m²	0.1%	
1ST LEVEL	75 SF	6.97 m²	0.1%	
2ND LEVEL	75 SF	6.98 m²	0.1%	
3RD LEVEL	75 SF	6.95 m²	0.1%	
4TH LEVEL	182 SF	16.87 m²	0.3%	
	445 SF	**41.32 m²**	**0.8%**	
RESIDENTIAL				
LEVEL 0	3,039 SF	282.36 m²	5.7%	
1ST LEVEL	7,764 SF	720.33 m²	14.6%	
2ND LEVEL	8,041 SF	747.05 m²	15.2%	
3RD LEVEL	8,044 SF	747.29 m²	15.2%	
4TH LEVEL	8,044 SF	747.29 m²	15.2%	
	34,922 SF	**3244.32 m²**	**65.9%**	
CIRCULATION				
LEVEL 0	1,612 SF	149.75 m²	3.0%	
1ST LEVEL	1,825 SF	169.59 m²	3.4%	
2ND LEVEL	1,825 SF	169.54 m²	3.4%	
3RD LEVEL	1,825 SF	169.54 m²	3.4%	
4TH LEVEL	1,825 SF	169.54 m²	3.4%	
	8,912 SF	**827.96 m²**	**16.8%**	
AMENITY				
LEVEL 0	524 SF	48.68 m²	1.0%	
1ST LEVEL	292 SF	27.17 m²	0.6%	
	816 SF	**75.84 m²**	**1.5%**	
AREA GRAND TOTAL	**52,969 SF**	**4921.02 m²**	**100.0%**	



LEVEL 0

1/16" = 1'-0"



1ST LEVEL

1/16" = 1'-0"

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FSR DATA & PLANS

SCALE 1/16" = 1'-0"

E.9

SD1.13



2ND LEVEL

1/16" = 1'-0"



3RD LEVEL

1/16" = 1'-0"



4TH LEVEL

1/16" = 1'-0"

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FSR DATA & PLAN

SCALE 1/16" = 1'-0"

E.9

SD1.14

RENDERINGS



FRONT ELEVATION



STREET VIEW



WEST AERIAL VIEW



AMENITY VIEW

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RENDERINGS

SCALE

E.9

SD1.21

EXISTING BUILDING



EXISTING BUILDING TO BE PAINTED AS PER BELOW



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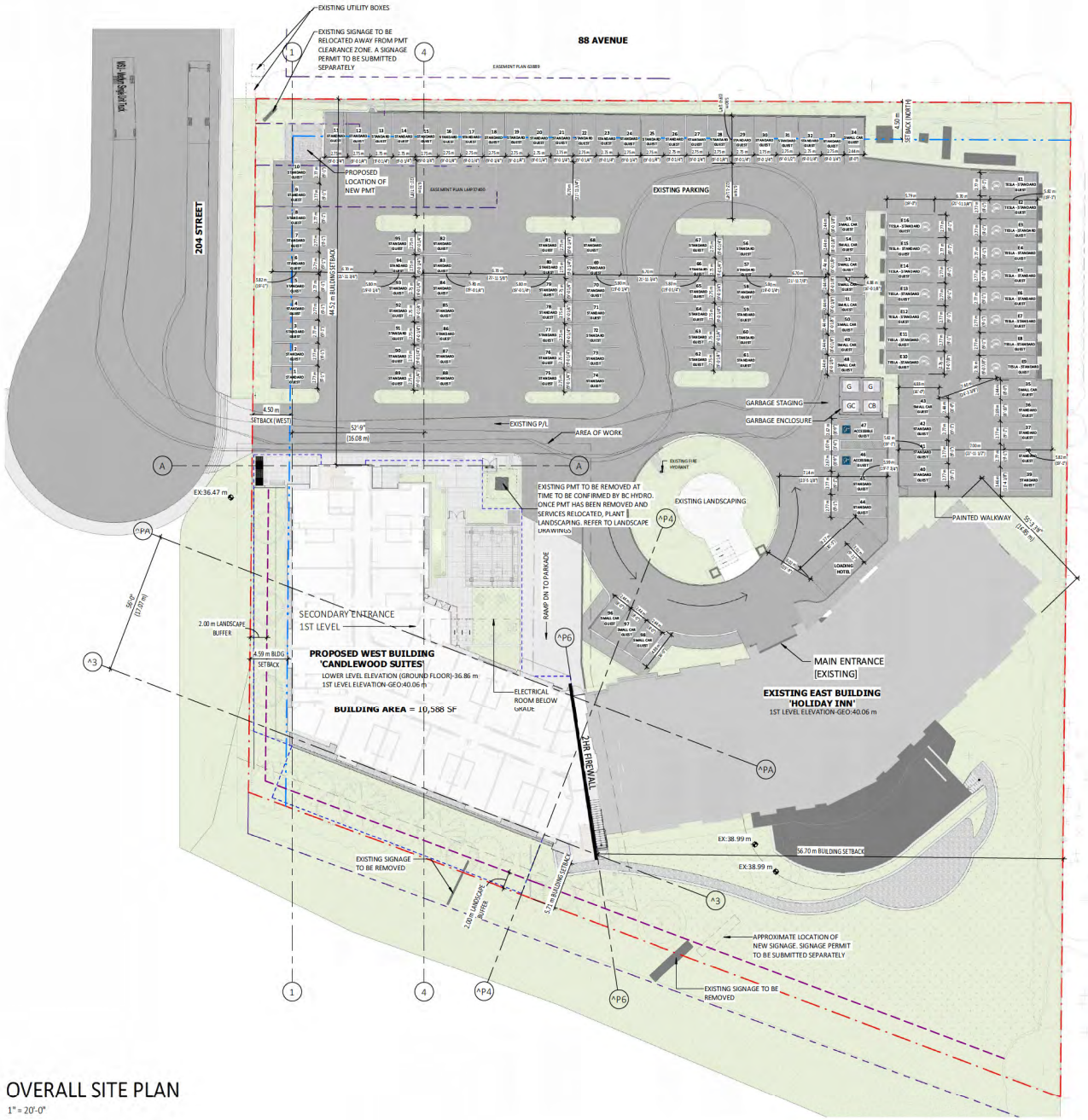
RENDERINGS

SCALE

E.9

SD1.22



OVERALL SITE PLAN

1" = 20'-0"

1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN & SITE LAYOUT PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL TOC=TOP OF CURB
   BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION — 00.00 m
   EXISTING ELEVATION — 00.00m

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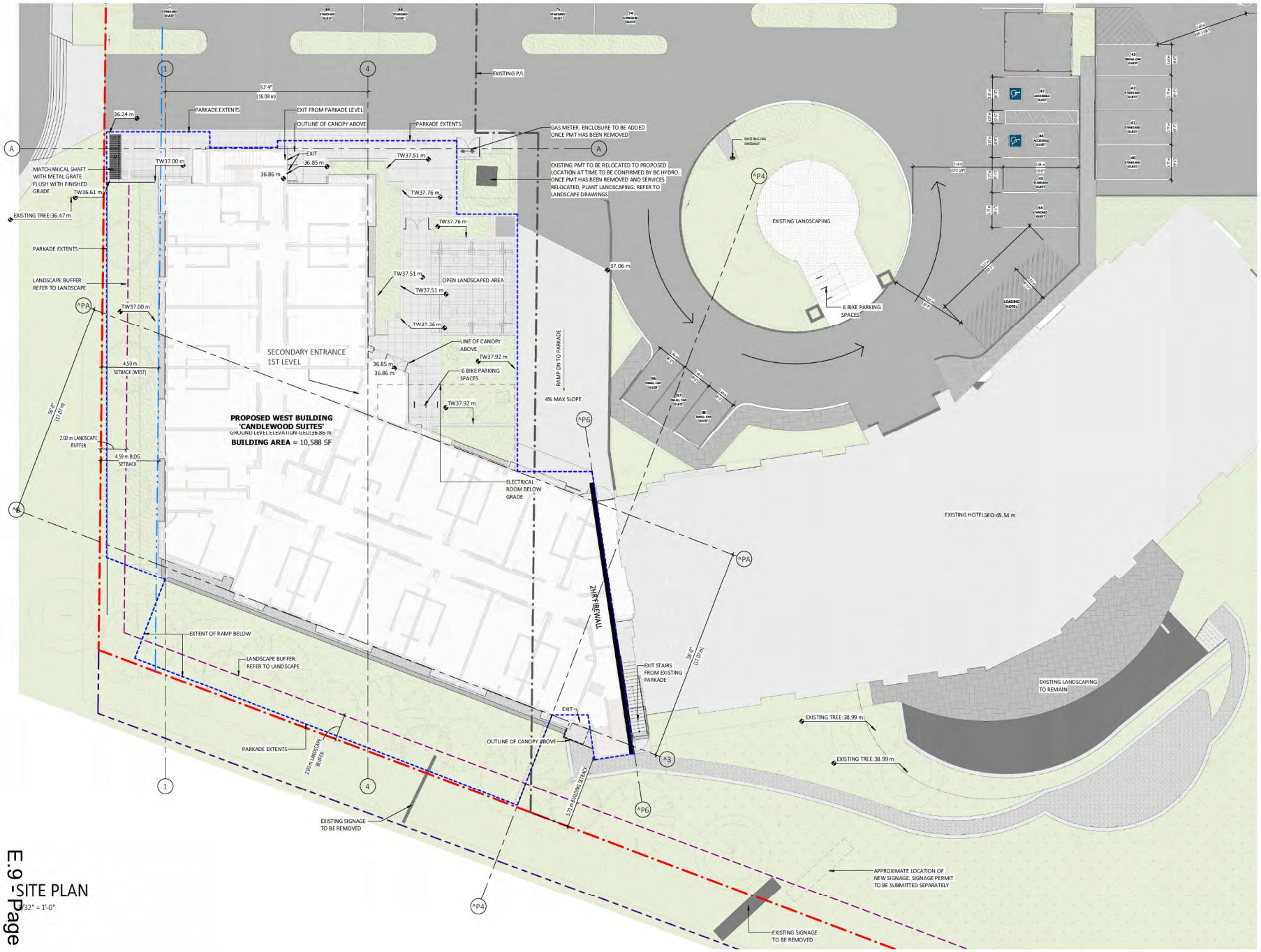
OVERALL SITE PLAN

SCALE 1" = 20'-0"

E.9

SD2.01



E.9 - SITE PLAN
3/32" = 1'-0"

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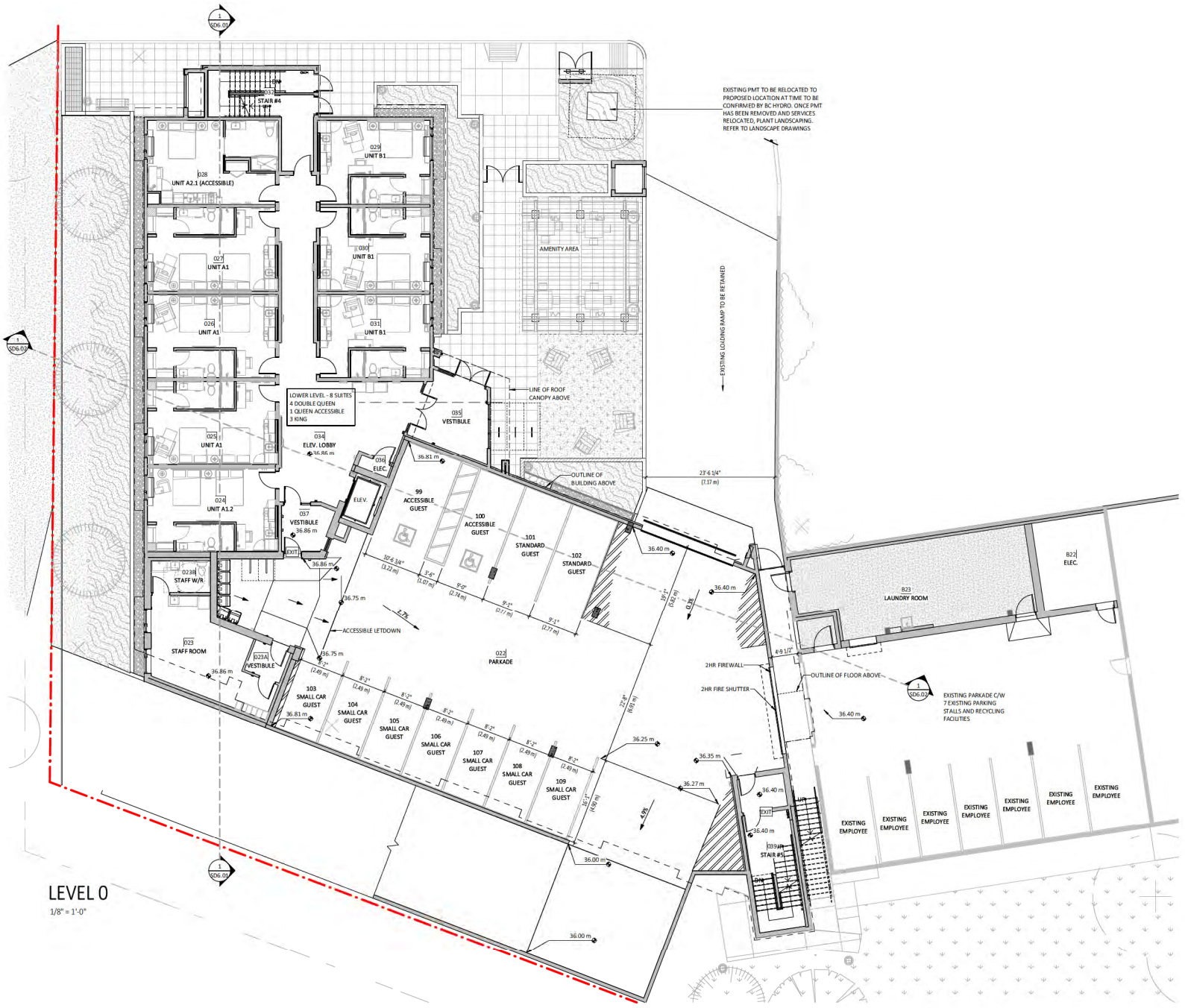
SITE PLAN

SCALE 3/32" = 1'-0"

E.9

SD2.02



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LEVEL 0 PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.10



1ST LEVEL

1/8" = 1'-0"

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1ST LEVEL PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.11



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2ND LEVEL PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.12



3RD LEVEL

1/8" = 1'-0"

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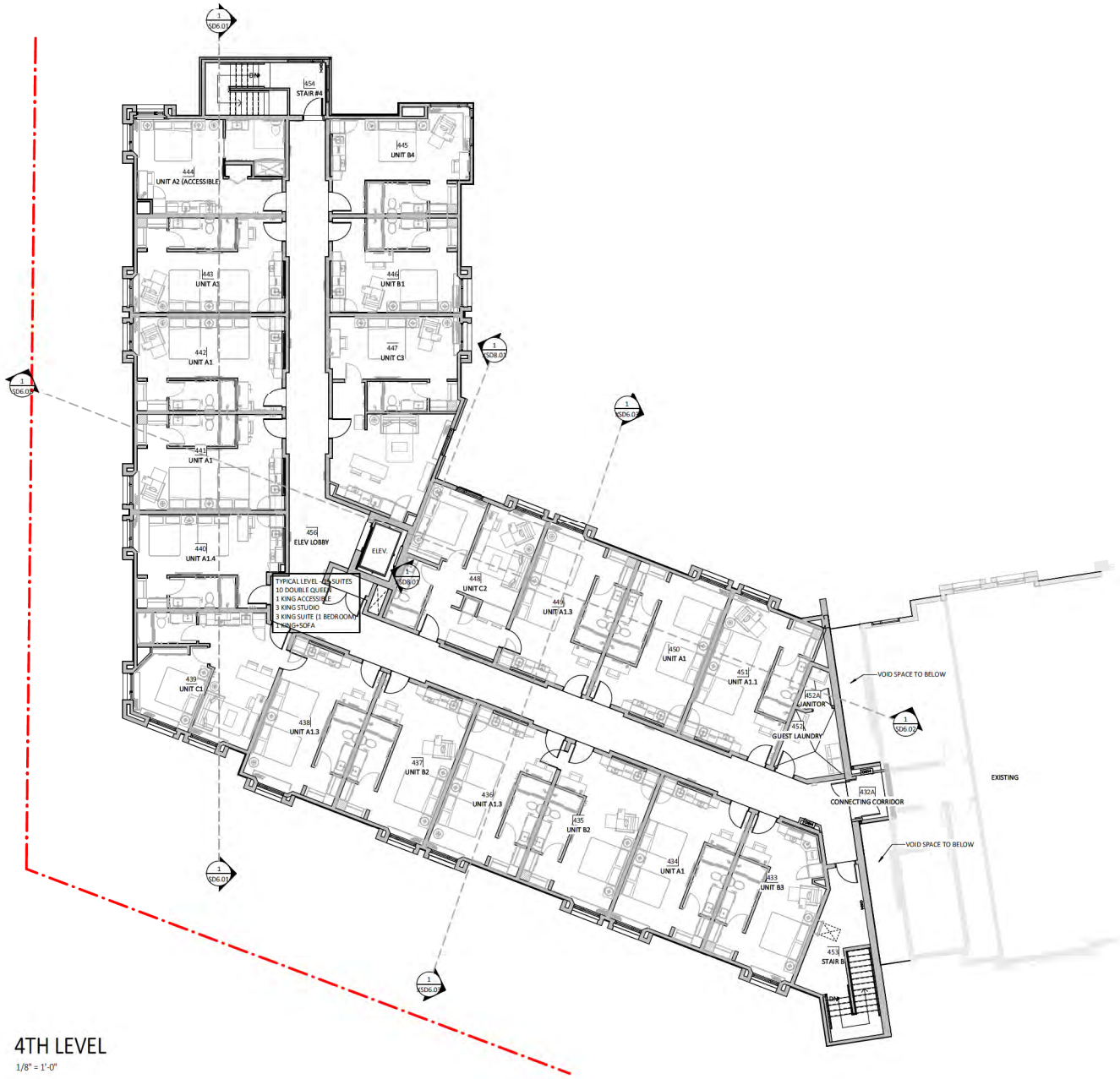
3RD LEVEL PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.13



4TH LEVEL

1/8" = 1'-0"

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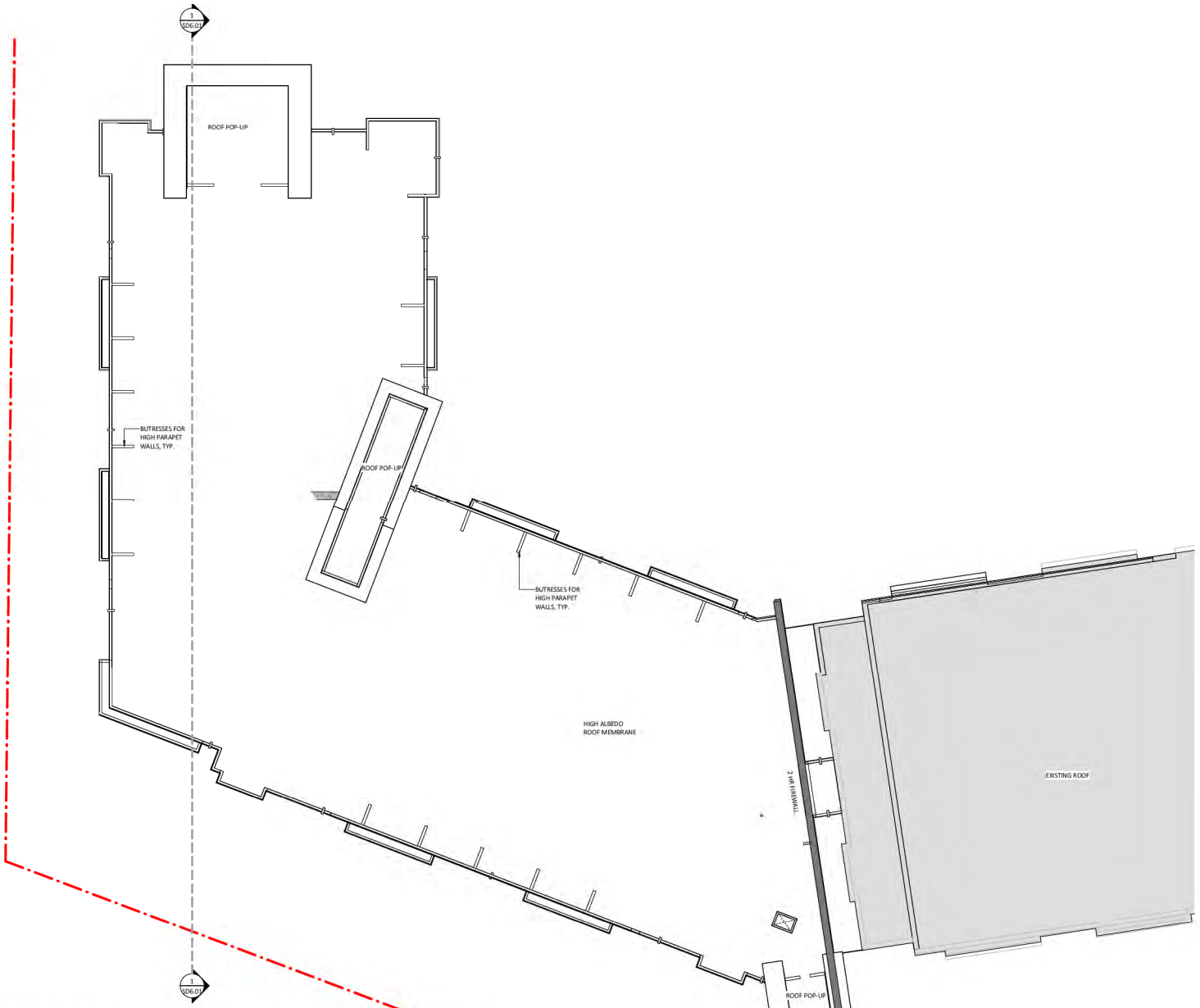
4TH LEVEL PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.14



ROOF LEVEL

1/8" = 1'-0"

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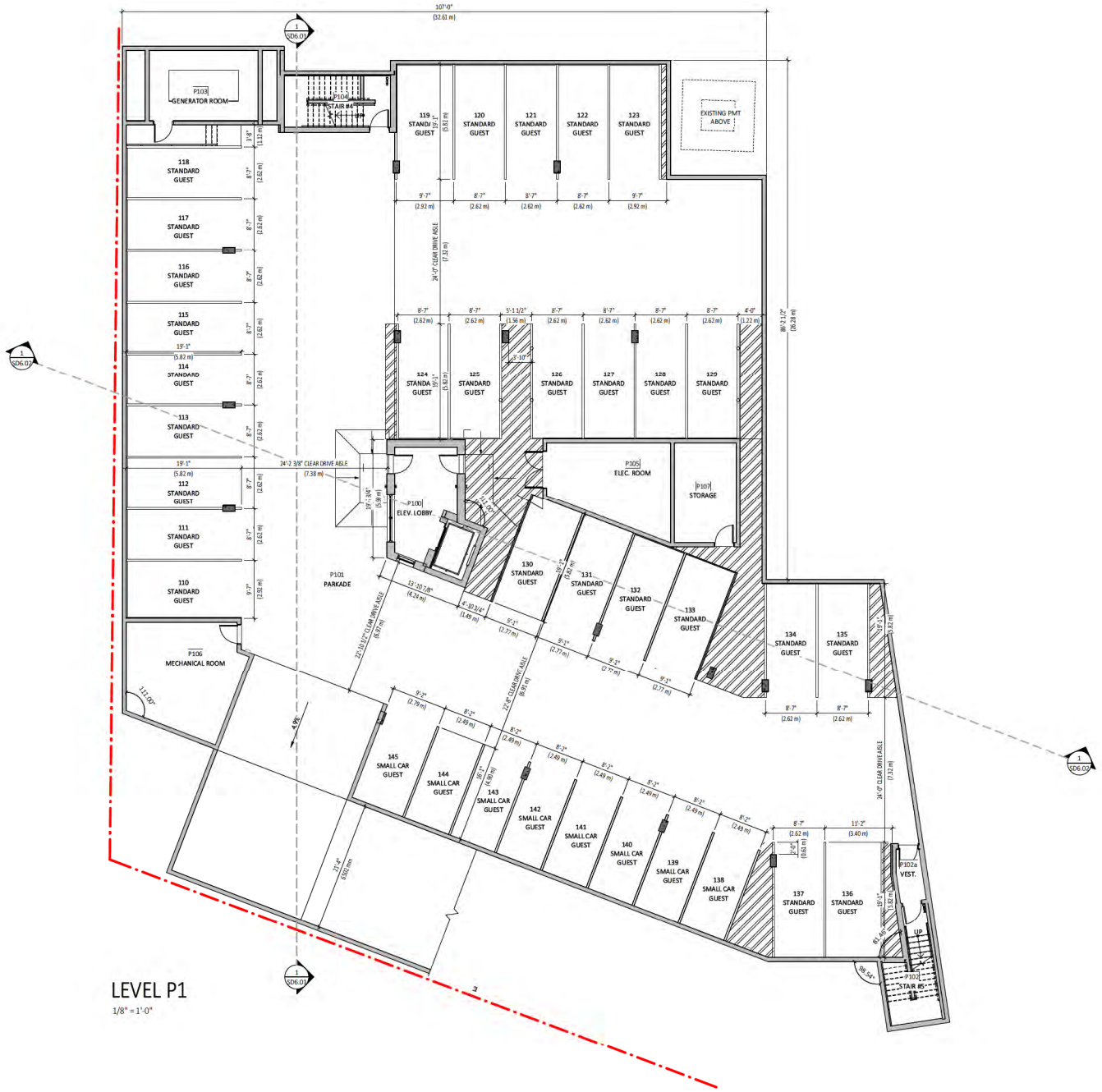
ROOF LEVEL PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.15



LEVEL P1

1/8" = 1'-0"

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P1 LEVEL PLAN

SCALE 1/8" = 1'-0"

E.9

SD2.20



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

6.0.0 MATERIAL LEGEND

1	STUCCO, TEXTURE: 'ULTRACRETE TEXTURE'. COLOUR: - 'STUCCO', COLOUR: 'OFF WHITE' C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
2	STUCCO, TEXTURE: 'ULTRACRETE TEXTURE'. COLOUR: - 'STUCCO', COLOUR: 'DARK GRAY' C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
3	STUCCO, TEXTURE: 'ULTRACRETE TEXTURE'. COLOUR: - 'STUCCO', COLOUR: MEDIUM GRAY' C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
4	CEMENT BOARD WOOD TONE LAP SIDING TEXTURE: WOOD GRAIN, COLOUR: TO MATCH EXIST BUILDING WOOD FEATURES
5	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -'JAMES HARDIE': COLOUR: IRON GRAY -'EASY TRIM' 5/16" REVEAL PANEL SYS.
6	ALUMINUM SLAT BOARDS, WOODGRAIN FINISH -COLOUR TO MATCH EXISTING BUILDING
7	ALUMINUM PICKET FENCE - REFER TO LANDSCAPE
8	CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH': - 'JAMES HARDIE', COLOUR: 'IRON GRAY'
9	CURTAIN WALL (1600 UT SYSTEM 1): - 'KAWNEER', COLOUR: 'CLEAR ANODIZED',
10	VINYL WINDOW: - COLOUR: 'WHITE EXT. / WHITE INT.'
11	VINYL WINDOW: -COLOUR: 'BLACK EXT. / WHITE INT.'
12	METAL FLASHING: -COLOUR: 'BLACK'
13	METAL DOOR: - COLOUR: GRAY PAINTED TO MATCH STUCCO 'MEDIUM GRAY'
14	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
15	ALUMINUM MECHANICAL EQUIPMENT SCREEN: - COLOUR: 'GRAY, POWDER COATED'
16	METAL DOOR: - COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
17	MAIN ENTRY CANOPY SOFFIT, PROFILE: "6" CHANNEL: - 'LONGBOARD - LINK & LOCK FOR SOFFITS', COLOUR: TO MATCH EXISTING HOTEL SLATS
18	POP UP ROOF & LEVEL 1 SOFFIT -COLOUR: 'GRAY', PERFORATED VINYL
19	ALUMINUM GUTTER & RWL: - COLOUR: 'GRAY'
20	EXHAUST VENT CAP (SINGLE & DOUBLE): 'PRIMEX', COLOUR: MATCH SURROUNDING CLADDING
21	PTAC EXHAUST/SUPPLY GRILLE -COLOUR: PAINT TO MATCH SURROUNDING CLADDING, REFER TO MECHANICAL

NOTES:

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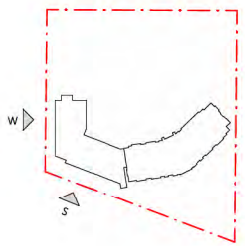
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.



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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2026-10-30
BRITISH COLUMBIA

RE-ISSUED FOR DEVELOPMENT PERMIT

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15	RE-ISSEUD FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"

E.9

SD3.01



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

6.0.0 MATERIAL LEGEND

1	STUCCO, TEXTURE: 'ULTRACRETE TEXTURE'. COLOUR: - 'STUCCO', COLOUR: 'OFF WHITE' C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
2	STUCCO, TEXTURE: 'ULTRACRETE TEXTURE'. COLOUR: - 'STUCCO', COLOUR: 'DARK GRAY' C/W COLOUR MATCHED FLASHINGS, VENT CAPS AND LOUVERS
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4	CEMENT BOARD WOOD TONE LAP SIDING TEXTURE: WOOD GRAIN, COLOUR: TO MATCH EXIST BUILDING WOOD FEATURES
5	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -'JAMES HARDIE': COLOUR: IRON GRAY -'EASY TRIM' 5/16" REVEAL PANEL SYS.
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7	ALUMINUM PICKET FENCE - REFER TO LANDSCAPE
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NOTES:

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8750 204 STREET
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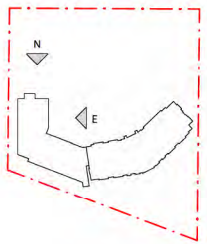
PROJECT # 24-102
CITY FILE # 08-26-0239



BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"

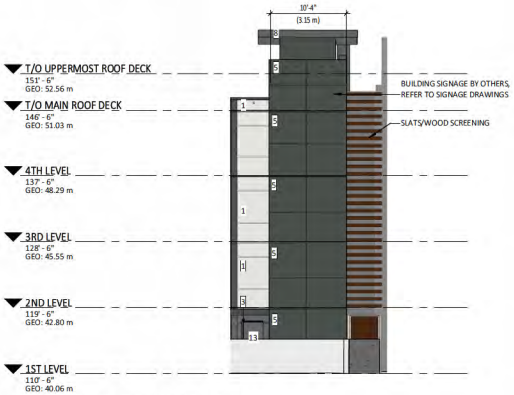
E.9

SD3.02



SD-NORTH ELEVATION-COURTYARD

1/8" = 1'-0"



SD-STAIRWELL FEATURE

1/8" = 1'-0"

6.0.0 MATERIAL LEGEND

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PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"

E.9

SD3.03

MATERIAL BOARD



EXISTING BUILDING TO BE PAINTED AS SHOWN BELOW FOR REFERENCE



6.0.0 MATERIAL LEGEND

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1 EIFS CLADDING
COLOUR: OFF WHITE



2 EIFS CLADDING
COLOUR: MEDIUM GRAY



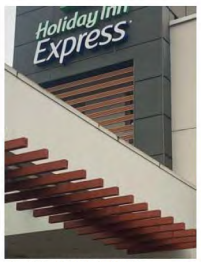
3 EIFS CLADDING
COLOUR: DARK GRAY



4 CEMENT BOARD LAP SIDING
COLOUR: WOOD TONE TO MATCH EXISTING WOOD FEATURES



5 CEMENT BOARD PANEL SIDING
COLOUR: IRON GRAY



6 ALUMINUM BATTEN BOARD, WOODGRAIN FINISH
COLOUR: TO MATCH EXISTING WOOD FEATURES



10 WINDOW
COLOUR: WHITE EXT



18 VINYL SOFFIT
COLOUR: GRAY

KEYSTONE ARCHITECTURE

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REGISTERED ARCHITECT
2026-10-30
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16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

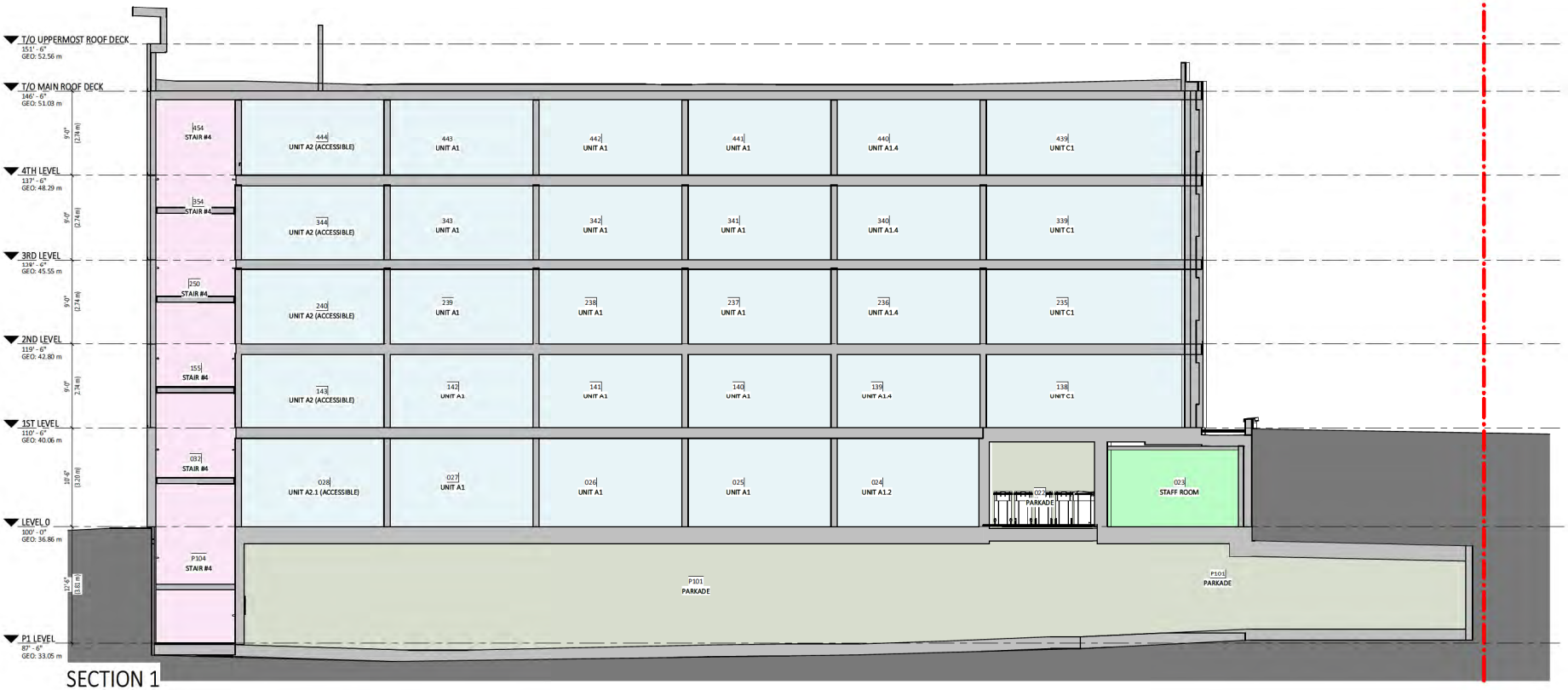
PROJECT # 24-102
CITY FILE # 08-26-0239

MATERIAL BOARD

SCALE As indicated

E.9

SD4.01



SECTION 1

3/16" = 1'-0"

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REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
2026-10-30
BRITISH COLUMBIA

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PACIFICREACH

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PROJECT # 24-102
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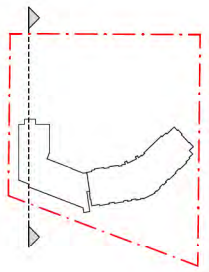

SITE SECTIONS

SCALE 3/16" = 1'-0"

E.9

SD6.01

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ARCHITECTURE
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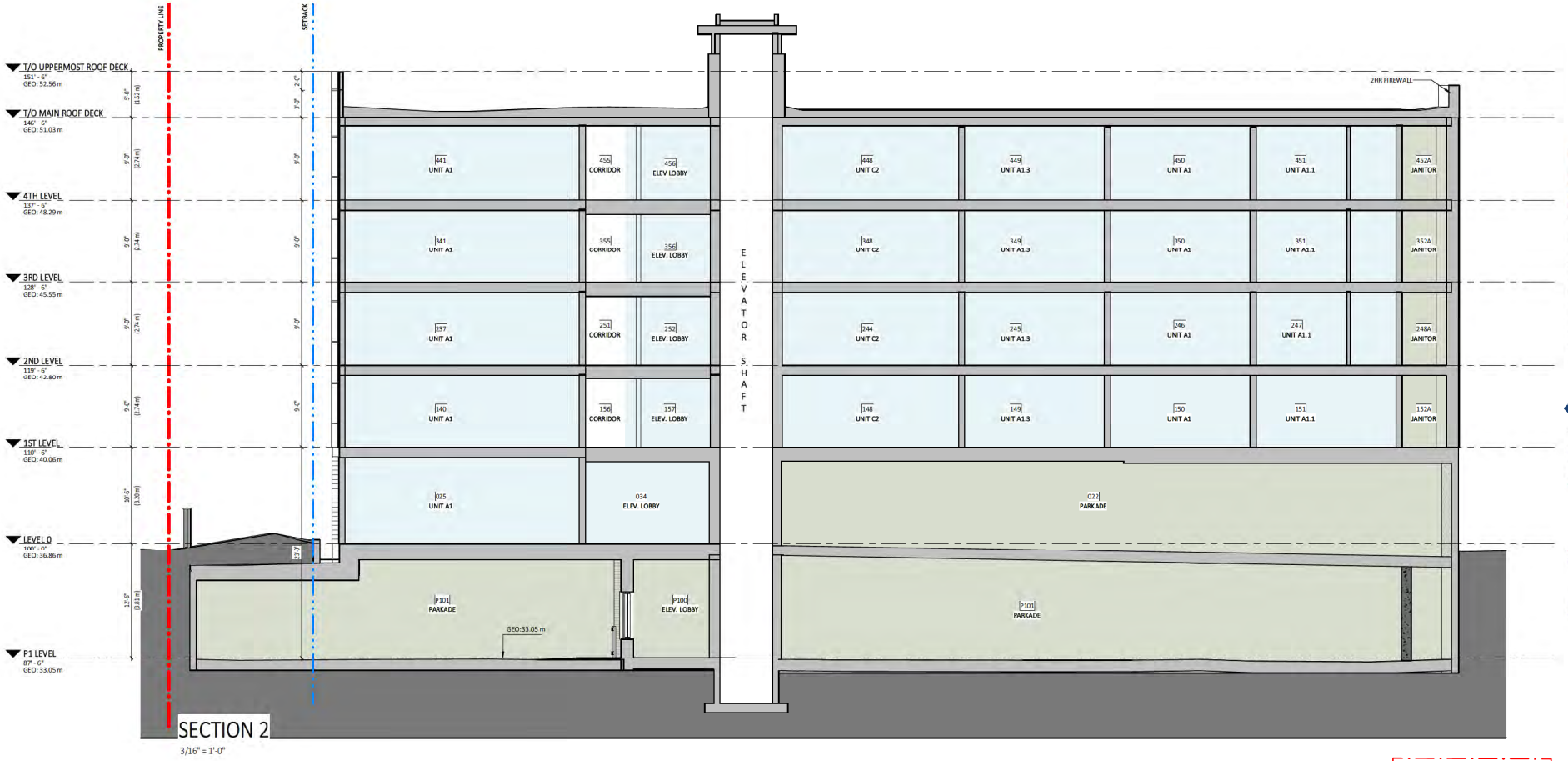

SECTION 2
3/16" = 1'-0"

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PROJECT # 24-102
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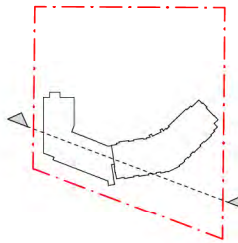
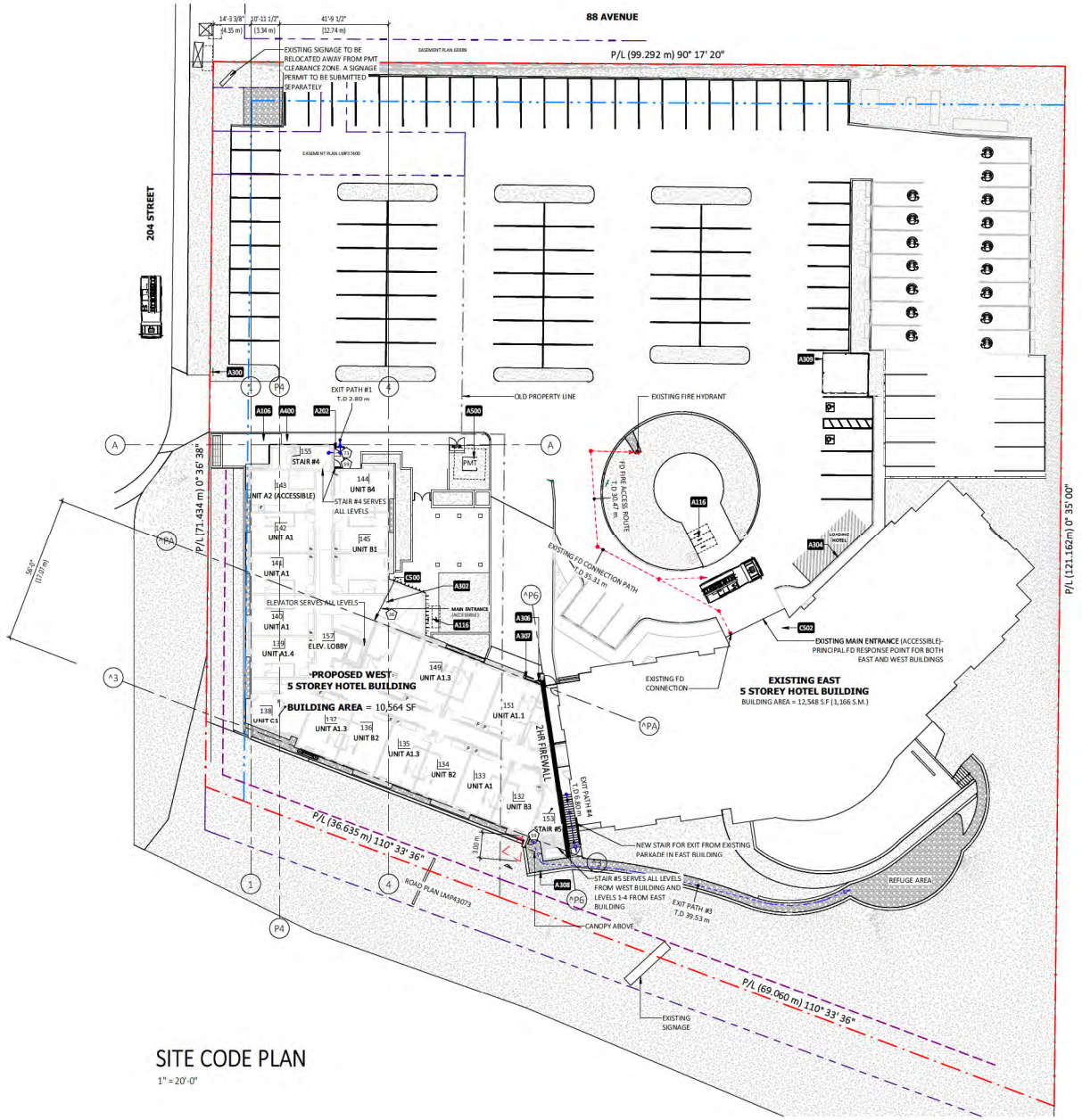
SITE SECTIONS



SCALE 3/16" = 1'-0"

E.9
SD6.02



SITE CODE PLAN

1" = 20'-0"

5.9.0 NOTE SCHEDULE

A. SITE	
A106	SIDEWALK, REFER TO A7 SERIES SITE DETAILS.
A116	VISITOR BIKE PARKING.
A202	EXIT FROM ALL LEVELS.
A300	SIGNAGE-STOP SIGN.
A302	SIGNAGE-ACCESSIBLE ENTRANCE.
A304	SIGNAGE-LOADING ZONE, NO PARKING.
A306	SIGNAGE-MAXIMUM 10KPH.
A307	SIGNAGE-PARKADE CLEARANCE 7'-0".
A308	SIGNAGE-EXIT, C/W EXIT LIGHTING.
A309	SIGNAGE-GARBAGE LOADING ZONE, NO PARKING.
A400	PROPOSED GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS & FORTIS FOR REQUIREMENTS, ENCLOSURE TO BE INSTALLED AFTER PMT HAS BEEN REMOVED. ENCLOSURE TO BE CHAINLINK ENCLOSURE, REFER TO A7 SERIES SITE DETAILS.
A500	EXISTING PMT TO BE REMOVED AT TIME TO BE CONFIRMED BY BC HYDRO. ONCE PMT HAS BEEN REMOVED AND SERVICES RELOCATED, PLANT LANDSCAPING. REFER TO LANDSCAPE DRAWINGS
C. FLOOR,WALL & ROOF	
C500	POWER OPERATED DOOR CONTROL BUTTON, CLEAR AND LEVEL FLOOR AREA IS REQUIRED. REFER TO A7 SERIES ACCESSIBILITY DETAILS FOR ALL REQUIREMENTS. REFER TO ELECTRICAL DRAWINGS.
C502	EXISTING FIRE ALARM ANNUNCIATOR PANEL WITHIN EXISTING MAIN ENTRANCE TO SERVE BOTH BUILDINGS

1.9.3 BLDG FLOOR ELEVATIONS

LEVEL	GEODETIC	RELATIVE
T/O UPPERMOST ROOF DECK	52.56	151' - 6"
1ST LEVEL	40.06	110' - 6"
LEVEL 0	36.86	100' - 0"
P1 LEVEL	33.05	87' - 6"

1.9.5 SIGNAGE LEGEND

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE-NO PARKING
S5	GARBAGE LOADING ZONE-NO PARKING
S6	DROP OFF/PICK UP ONLY
S7	MAXIMUM 10 KPH
S8	PARKADE CLEARANCE 7'-0"

⬠ = OCCUPANT LOAD

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PROJECT # 24-102
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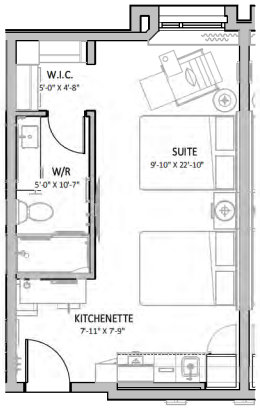
SITE CODE PLAN

SCALE 1" = 20'-0"

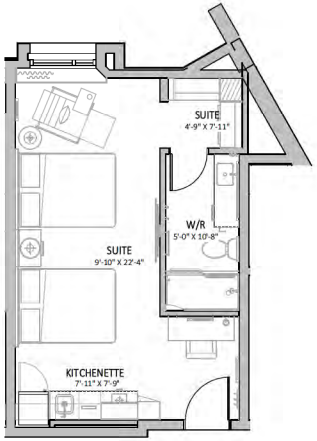
E.9

SD7.02



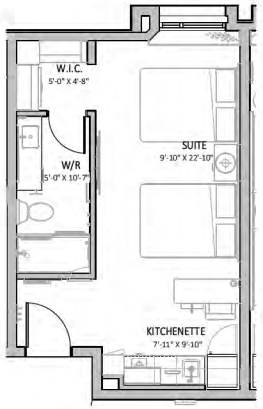
UNIT A1

1/4" = 1'-0"



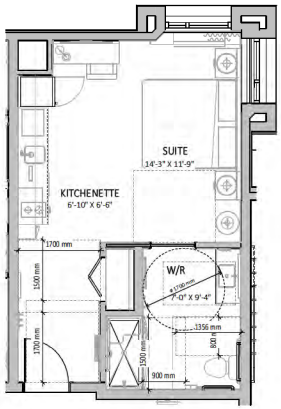
UNIT A1.1

1/4" = 1'-0"



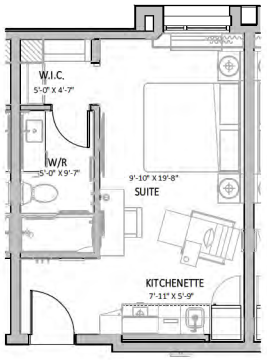
UNIT A1.2

1/4" = 1'-0"



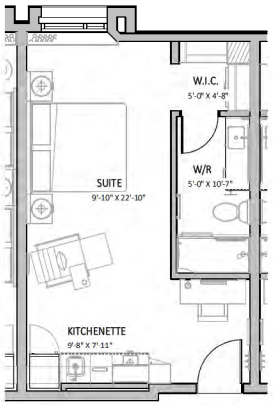
UNIT A2 - ACCESSIBLE

1/4" = 1'-0"



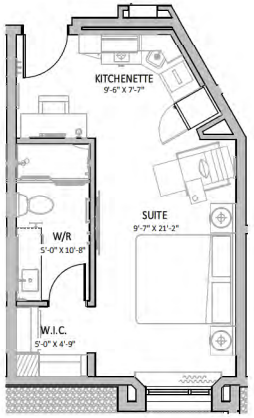
UNIT B1

1/4" = 1'-0"



UNIT B2

1/4" = 1'-0"



UNIT B2.1

1/4" = 1'-0"

1.4.4 UNIT DATA			
UNIT	UNIT TYPE	COUNT	UNIT AREA (AVG)
UNIT A1	DOUBLE QUEEN	35	399 SF
UNIT A1.1	DOUBLE QUEEN	4	408 SF
UNIT A1.2	DOUBLE QUEEN	4	389 SF
UNIT A1.4	DOUBLE QUEEN	1	387 SF
UNIT A2	QUEEN BED ACCESSIBLE	4	411 SF
UNIT A2.1	QUEEN BED ACCESSIBLE	1	403 SF
UNIT B1	1 KING BED	7	348 SF
UNIT B1.1	1 KING BED	1	350 SF
UNIT B2	1 KING BED & SOFA	8	400 SF
UNIT B2.1	1 KING BED & SOFA	3	384 SF
UNIT B3	1 KING BED	4	393 SF
UNIT B4	1 KING BED	1	395 SF
UNIT C1	KING SUITE	4	472 SF
UNIT C2	KING SUITE	4	520 SF
UNIT C3	KING SUITE	3	651 SF

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CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
2026-10-30
BRITISH COLUMBIA

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1	ISSUED FOR SD30	25-05-12
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3	ISSUED FOR DP	25-07-23
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13	RE-ISSUED FOR DP	26-06-23
14	RE-ISSUED FOR DP	26-10-09
15	RE-ISSEUD FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

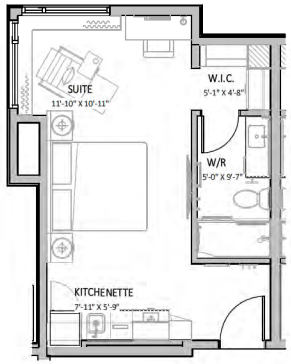
PROJECT # 24-102
CITY FILE # 08-26-0239

UNIT PLANS

SCALE 1/4" = 1'-0"

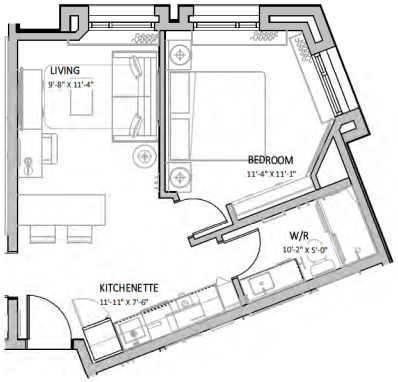
E.9

SD9.01



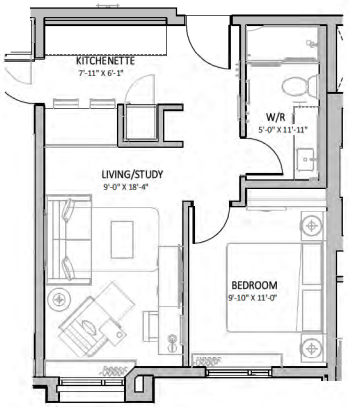
UNIT B3

1/4" = 1'-0"



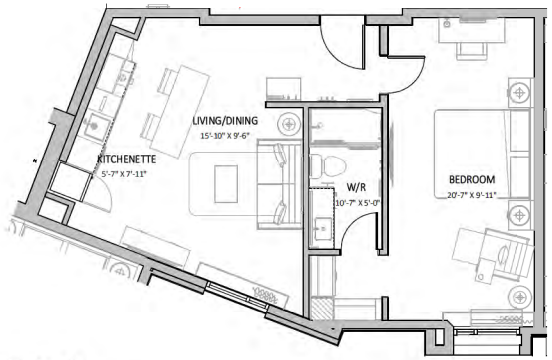
UNIT C1

1/4" = 1'-0"



UNIT C2

1/4" = 1'-0"



UNIT C3

1/4" = 1'-0"

1.4.4 UNIT DATA

UNIT	UNIT TYPE	COUNT	UNIT AREA (AVG)
UNIT A1	DOUBLE QUEEN	35	399 SF
UNIT A1.1	DOUBLE QUEEN	4	408 SF
UNIT A1.2	DOUBLE QUEEN	4	389 SF
UNIT A1.4	DOUBLE QUEEN	1	387 SF
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UNIT B2	1 KING BED & SOFA	8	400 SF
UNIT B2.1	1 KING BED & SOFA	3	384 SF
UNIT B3	1 KING BED	4	393 SF
UNIT B4	1 KING BED	1	395 SF
UNIT C1	KING SUITE	4	472 SF
UNIT C2	KING SUITE	4	520 SF
UNIT C3	KING SUITE	3	651 SF

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REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
2026-10-30
BRITISH COLUMBIA

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16	RE-ISSUED FOR DP	26-10-29

PACIFICREACH

HOLIDAY INN ADDITION

8750 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

UNIT PLANS

SCALE 1/4" = 1'-0"

E.9

SD9.02

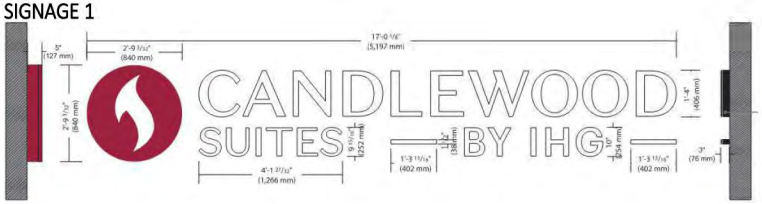
SIGNAGES - KEY PLAN



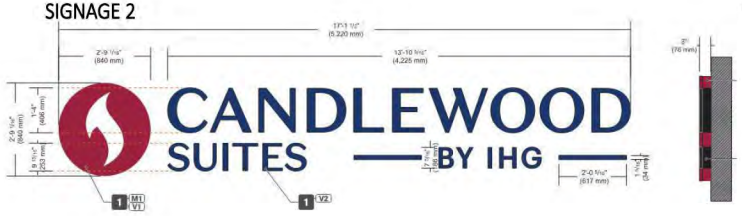
SIGNAGE DETAILS

NOTE: CONCEPTUAL DESIGN BY OTHERS. FINAL SIGNAGE PERMIT WILL BE SUBMITTED SEPARATELY

SIGNAGE 1



SIGNAGE 2



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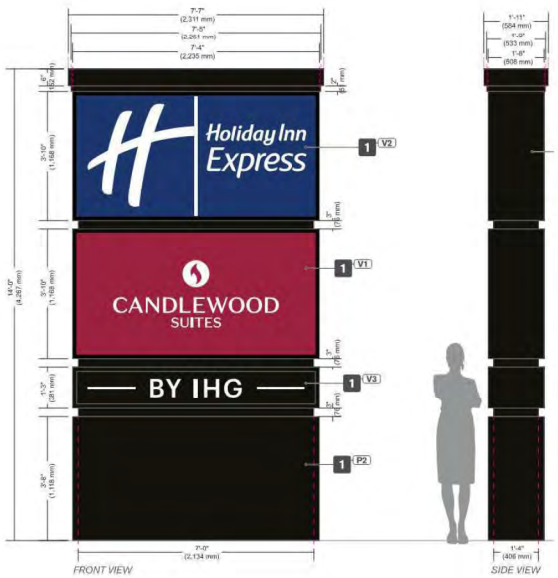

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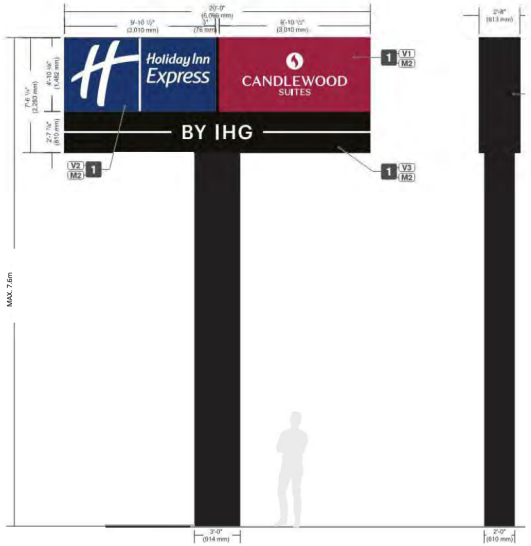
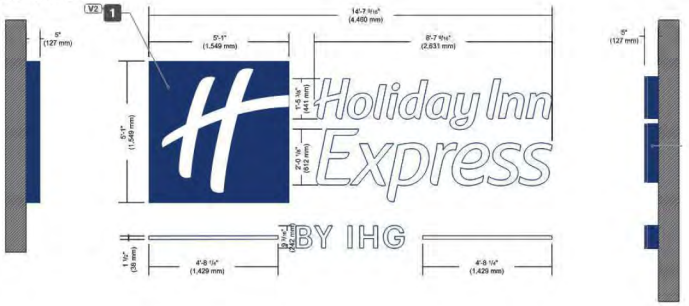


SIGNAGE 6



SIGNAGE 7



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REGISTERED ARCHITECT BRITISH COLUMBIA 2026-11-02

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1	ISSUED FOR SD30	25-05-12
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14	RE-ISSUED FOR DP	26-10-09
15	RE-ISSEUD FOR DP	26-10-22
16	RE-ISSUED FOR DP	26-10-29
19	RE-ISSUED FOR DP	26-11-02

PACIFICREACH

HOLIDAY INN ADDITION

8750 - 204 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

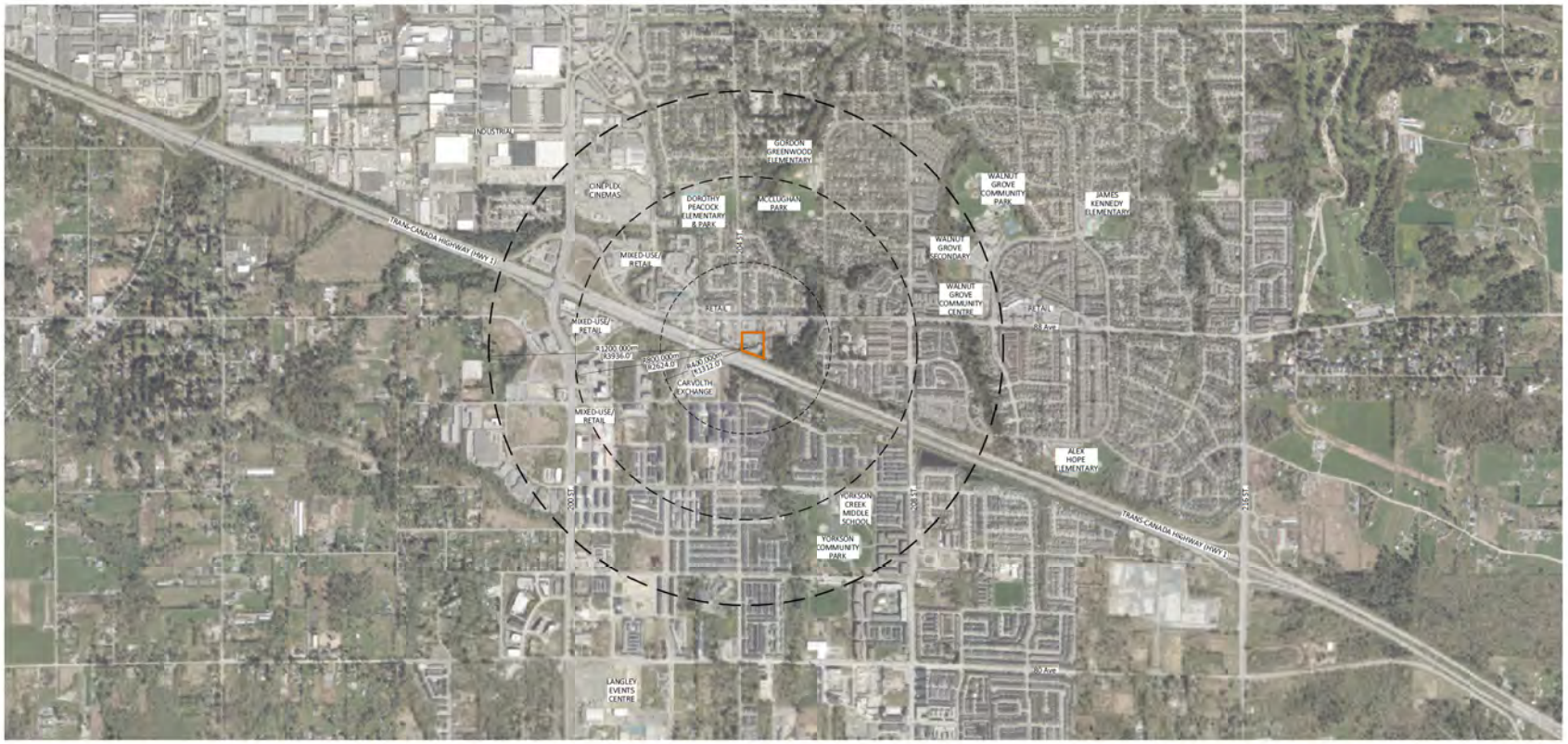
SIGNAGE

SCALE 12" = 1'-0"

E.9

SD9.03

HOLIDAY INN ADDITION, 8750 204th STREET, LANGLEY TWP, BC



Sheet List Table

Sheet Number	Sheet Title
L-0.00	COVER SHEET
L-1.00	OVERALL SITE & TREE PLAN
L-1.01	ENLARGED SITE PLAN
L-1.11	EXISTING CONDITIONS PLAN - PARKING LOT LANDSCAPE ANALYSIS
L-1.12	EXISTING CONDITIONS PLAN - LANDSCAPE BUFFERS
L-1.20	GRADING PLAN
L-2.00	LANDSCAPE PRECEDENTS
L-3.00	PLANTING PRECEDENTS
L-4.00	LANDSCAPE SECTIONS

DESIGN RATIONALE

THE LANDSCAPE CONCEPT FOR THE CANDLEWOOD SUITES AIMS TO PROVIDE FUNCTIONAL AMENITIES ALIGNED WITH AND COMPLIMENTATIVE TO THE ESTABLISHED CANDLEWOOD BRAND. THE PROPOSED AMENITIES SEEK TO ENHANCE THE EXPERIENCE OF LONGER TERM STAYS BEYOND THAT OF THE TYPICAL HOTEL.

OUTSIDE THE NEW CANDLEWOOD SUITES, A COVERED OUTDOOR AMENITY AREA WILL INCLUDE AN OUTDOOR KITCHEN, TABLES & SEATING, TO PROVIDE GUESTS WITH THE OPPORTUNITY TO PREPARE MEALS AND SOCIALIZE WITH OTHER GUESTS.

EVERGREEN TREES ARE PROPOSED TO ENHANCE THE LANDSCAPE SCREEN ALONG HIGHWAY 1 FRONTAGE.

THE EXISTING SURFACE PARKING IS PROPOSED TO BE REJUVENATED TO BRING IT INTO COMPLIANCE WITH CURRENT BYLAW REQUIREMENTS.

PACIFIC REACH
T 604.633.2002 | #1818 - 207 WEST GEORGIA ST. VANCOUVER BC, V7Y 1C6

KEYSTONE ARCHITECTURE AND PLANNING LTD.
T 604.850.0577 F 1.855.398.4578 | 300 - 33131 SOUTH FRASER WAY ABBOTSFORD, BC V2S 2B1
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E-MAIL: JENNIFER@KEYSTONEARCH.CA

CANDLEWOOD SUITES AN IHG HOTEL

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LANDSCAPE ARCHITECTURE DIVISION

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — JENNIFER WALL — 628 — 2026-12-31

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5	RE-ISSUED FOR DP	26-06-22
6	RE-ISSUED FOR DP	26-07-29
7	RE-ISSUED FOR DP	26-10-08

HOLIDAY INN ADDITION

8750 204th STREET, LANGLEY TWP, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

CANDLEWOOD SUITES AN IHG HOTEL

COVER SHEET

SCHEDULE B

E.9

L-0.00

EXISTING CONDITIONS LEGEND

- EXISTING PLANTING; TO REMAIN
- EXISTING GRANULAR; TO REMAIN
- EXISTING HARDSCAPE; TO REMAIN
- EXISTING LAWN; TO REMAIN; RE & RE FROM CONSTRUCTION ACTIVITIES

SOFTSCAPE MATERIALS

- SHRUB PLANTING GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
- LANDSCAPE BUFFER GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
- SOD
- SYNTHETIC LAWN

HARDSCAPE MATERIALS

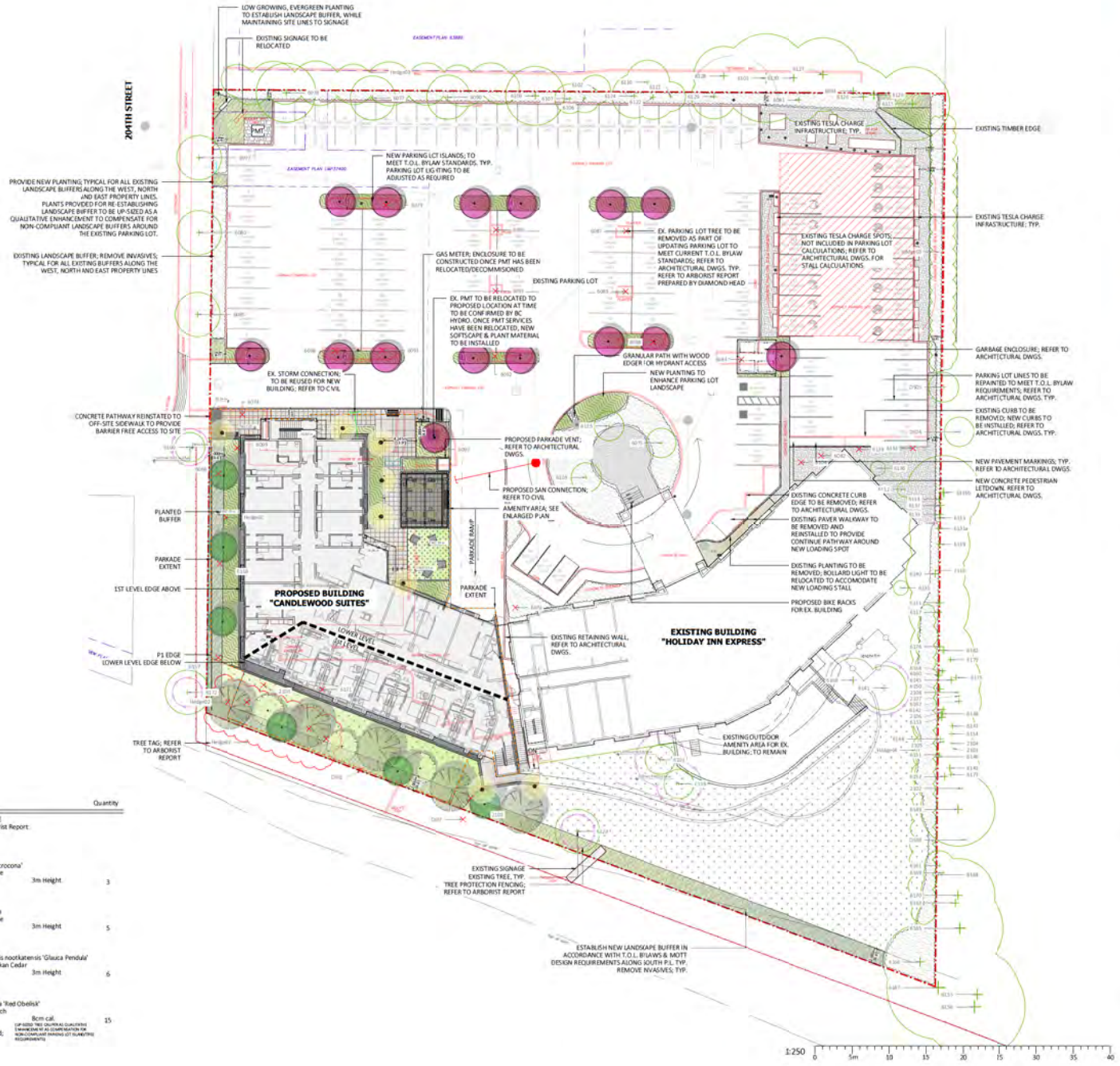
- DRIP STRIP
- CONCRETE SLABS SIZE: 24" X 24" COLOUR: TBD MANUFACTURER: TBD
- CAST IN PLACE RETAINING WALL

FENCING

- EXISTING CHAINLINK FENCE (UNSURVEYED) (Based on site photos, appears to be located outside of project boundaries)
- ALUMINUM PICKET FENCE 1.8m WEST SIDE OF ADDITION 1.2m AT AMENITY
- TREE PROTECTION FENCING; REFER TO ARBORIST REPORT; any work within 1.5m of tree protection fencing to be completed under supervision of project arborist

SITE FURNISHINGS

- BARBECUE (SUPPLIED BY OWNER) Fuel Supply: Propane Tank
- WASTE RECEPTACLE
- BENCH
- LOUNGE SEATING
- CLUSTER SEATING
- BIKE RACK



TREE LEGEND

		Quantity
	EXISTING TREE Refer to Arborist Report.	
	Picea abies 'Acrocona' Norway Spruce SIZE: 3m Height	3
	Pinus contorta Lodgepole Pine SIZE: 3m Height	5
	Chamaecyparis nootkatensis 'Glauca Pendula' Weeping Alaskan Cedar SIZE: 3m Height	6
	Fagus sylvatica 'Red Obelisk' European Beech SIZE: 8cm cal. NOTES: 1.8m Standard;	15

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LANDSCAPE ARCHITECTURE DIVISION

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER JENNIFER WALL 628 2020-10-29

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HOLIDAY INN ADDITION

8750 204th STREET, LANGLEY TWP, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

CANDLEWOOD SUITES
AN IHG HOTEL

OVERALL SITE & TREE PLAN

SCALE 1:250

E.9

L-1.00



SOFTSCAPE MATERIALS

	Reference
SHRUB PLANTING GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH	9-11 L-3.00
LANDSCAPE BUFFER GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH	9-11 L-3.00
SOD	
SYNTHETIC LAWN	12 L-3.00

HARDSCAPE MATERIALS

	Reference
DRIP STRIP	4/5 L-3.00
CONCRETE SLABS SIZE: 24" X 24" COLOUR: TBD MANUFACTURER: TBD	4 L-3.00
CAST IN PLACE RETAINING WALL	1/2 L-3.01

FENCING

	Reference
EXISTING CHAIN LINK FENCE (UNSURVEYED) (Based on site photos, appears to be located outside of project boundaries)	
ALUMINUM PICKET FENCE 1.8m WEST SIDE OF ADDITION 1.2m AT AMENITY	11 L-3.01
TREE PROTECTION FENCING; REFER TO ARBORIST REPORT; any work within 1.5m of tree protection fencing to be completed under supervision of project arborist	

SITE FURNISHINGS

	Reference
BARBECUE (SUPPLIED BY OWNER) Fuel Supply: Propane Tank	
WASTE RECEPTACLE	5 L-3.01
BENCH	6 L-3.01
LOUNGE SEATING	7 L-3.01
CLUSTER SEATING	8 L-3.01
BIKE RACK	9 L-3.01

TREE LEGEND

	Quantity
EXISTING TREE Refer to Arborist Report	
Picea abies 'Acrocona' Norway Spruce SIZE: 3m Height	3
Pinus contorta Lodge pole Pine SIZE: 3m Height	5
Chamaecyparis nootkatensis 'Glauca Pendula' Weeping Alaskan Cedar SIZE: 3m Height	6
Fagus sylvatica 'Red Obelisk' European Beech SIZE: 6cm cal. NOTES: 1.4m Standard;	15

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JENNIFER WALL
626
2026-12-31

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HOLIDAY INN ADDITION

8750 204th STREET,
LANGLEY TWP, BC

PROJECT # 24-102
CITY FILE# 08-26-0239

CANDLEWOOD SUITES
AN IHG HOTEL

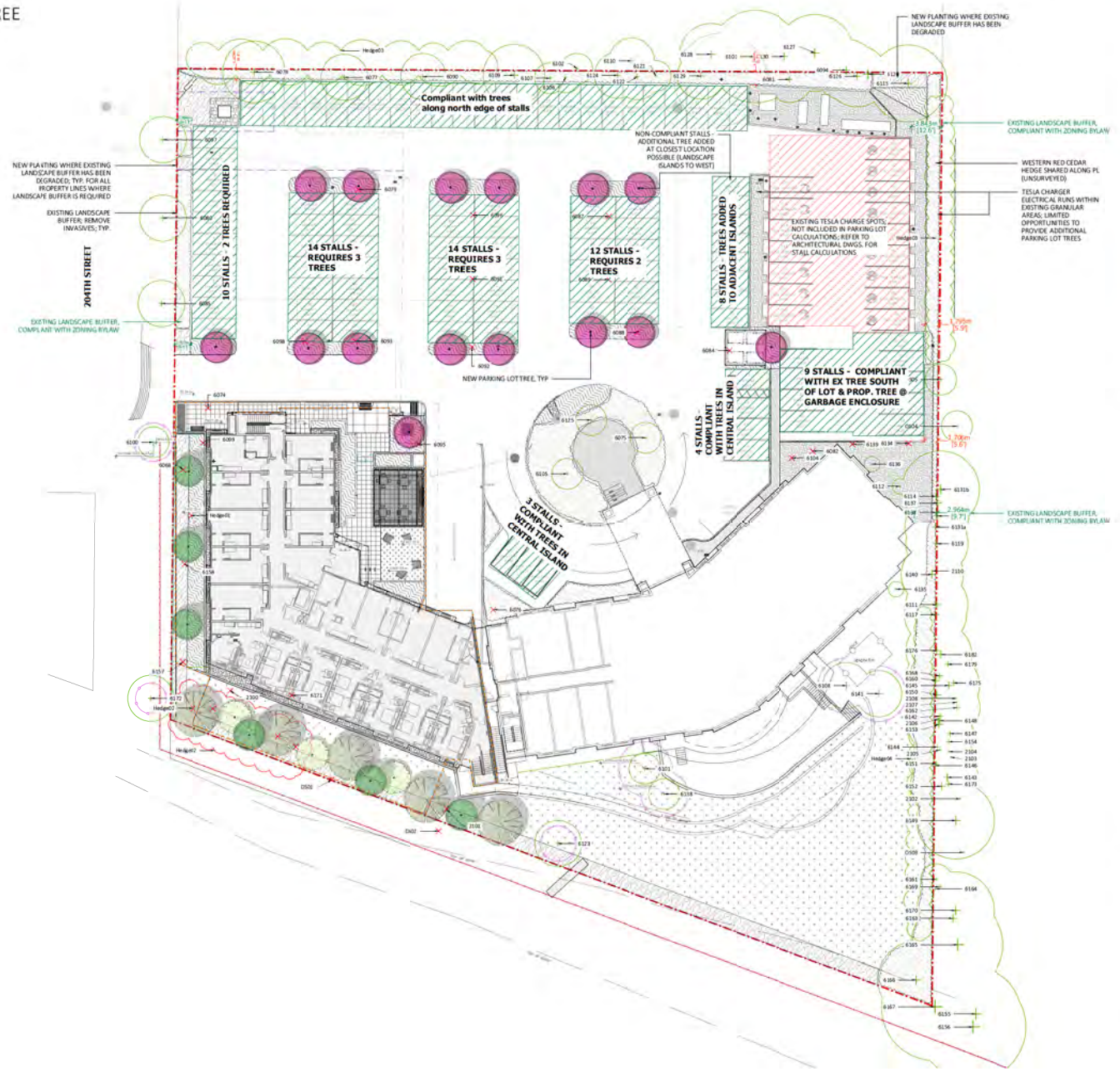
ENLARGED SITE PLAN

SCALE 1:150

E.9

L-1.01

PARKING LOT - TREE ANALYSIS



TREE LEGEND

	Quantity
EXISTING TREE Refer to Arborist Report	
Picea abies 'Acrocona' Norway Spruce SIZE: 3m Height	9
Pinus contorta Lodgepole Pine SIZE: 3m Height	6
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Fagus sylvatica 'Red Obelisk' European Beech SIZE: 8cm cal. NOTES: 1.8m Standard;	15

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HOLIDAY INN ADDITION

8750 204th STREET, LANGLEY TWP, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

CANDLEWOOD SUITES
AN IHG HOTEL

EXISTING CONDITIONS PLAN - PARKING LOT LANDSCAPE ANALYSIS

SCALE 1:250

E.9

L-1.11



IMAGE 17 WELL ESTABLISHED LANDSCAP! BUFFER ALONG NORTH PL; MIX OF EVERGREEN & DECIDUOUS SHRUBS



IMAGE 16 WELL ESTABLISHED LANDSCAPE BUFFER ALONG NORTH PL; MIX OF EVERGREEN & DECIDUOUS SHRUBS



IMAGE 15 WELL ESTABLISHED LANDSCAPE BUFFER ALONG NORTH PL; MIX OF EVERGREEN & DECIDUOUS SHRUBS



IMAGE 14 BARE PATCH OF NORTH LANDSCAPE BUFFER AT EASTERN AREA ADJACENT TO TESLA CHARGERS. NEW SHRUB PLANTING PROPOSED



IMAGE 1

EXISTING SIGNAGE TO BE RELOCATED; NEW PLANTING PROPOSED TO ENHANCE LANDSCAPE BUFFER



IMAGE 2

EXISTING LANDSCAPE BUFFER ALONG 204TH STREET. INVASIVES OBSERVED. LANDSCAPE BUFFER TO BE RE-ESTABLISHED



IMAGE 3

EXISTING LANDSCAPE BUFFER ALONG 204TH STREET. LANDSCAPE BUFFER MOSTLY WELL ESTABLISHED



IMAGE 4

PARKING LOT ISLAND TO BE REMOVED AS PART OF PARKING LOT REWORK. NEW SHRUB & TREE PLANTING PROPOSED



IMAGE 5

PARKING LOT ISLAND TO BE REMOVED AS PART OF PARKING LOT REWORK. NEW SHRUB & TREE PLANTING PROPOSED.

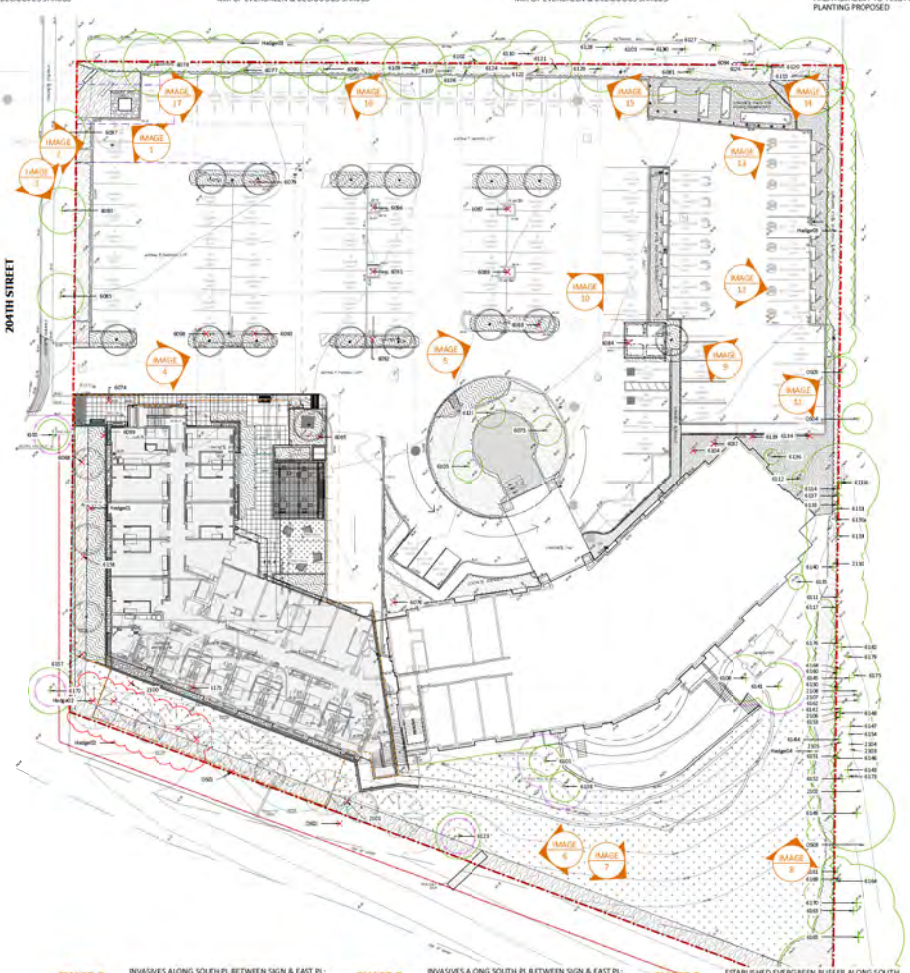

IMAGE 13

WESTERN RED CEDARS ALONG NORTH PORTION OF EAST PL. WELL ESTABLISHED - HEDGE TRIMMED FOR CLEARANCE TO TESLA CHARGERS



IMAGE 12

WESTERN RED CEDARS ALONG NORTH PORTION OF EAST PL. WELL ESTABLISHED - HEDGE TRIMMED FOR CLEARANCE TO TESLA CHARGERS



IMAGE 11

WESTERN RED CEDARS ALONG NORTH PORTION OF EAST PL. LOWER BRANCHES REMOVED DUE TO CONFLICT WITH VEHICLES



IMAGE 10

PARKING LOT ISLAND WITH NO TREES/SHRUB PLANTING; ASSUMED REMOVED WITH ADDITION OF TESLA CHARGERS



IMAGE 9

PARKING LOT ISLAND TO BE REWORKED WITH ADDITION OF GARBAGE ENCLOSURE; NEW SHRUB & TREE PLANTING PROPOSED



IMAGE 6 INVASIVES ALONG SOUTH PL BETWEEN SIGN & EAST PL; TO BE REMOVED, LANDSCAPE BUFFER TO BE ESTABLISHED



IMAGE 7 INVASIVES ALONG SOUTH PL BETWEEN SIGN & EAST PL; TO BE REMOVED, LANDSCAPE BUFFER TO BE ESTABLISHED



IMAGE 8 ESTABLISHED EVERGREEN BUFFER ALONG SOUTH PORTION OF EAST PL. MIN. 1.5m HEIGHT



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LANDSCAPE ARCHITECTURE DIVISION

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JENNIFER WALL
628
2025-10-29

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5	RE-ISSUED FOR DP	26-06-22
6	RE-ISSUED FOR DP	26-07-29
7	RE-ISSUED FOR DP	26-10-08

HOLIDAY INN ADDITION

8750 204th STREET,
LANGLEY TWP, BC

PROJECT # 24-102
CITY FILE # 08-26-0239

CANDLEWOOD SUITES
AN IHG HOTEL

EXISTING CONDITIONS PLAN - LANDSCAPE BUFFERS

SCALE 1:250

E.9

L-1.12



GRADING

EXISTING GRADE
From survey

SPOT GRADE - REFER TO ARCHITECTURE

SPOT GRADE - LANDSCAPE
EX - EXISTING GRADE
FFE - FINISHED FLOOR ELEVATION
FG - FINISHED GRADE
TOP OF SLAB - STRUCTURAL SLAB GRADE BELOW
TW/BW - TOP/BOTTOM OF WALL

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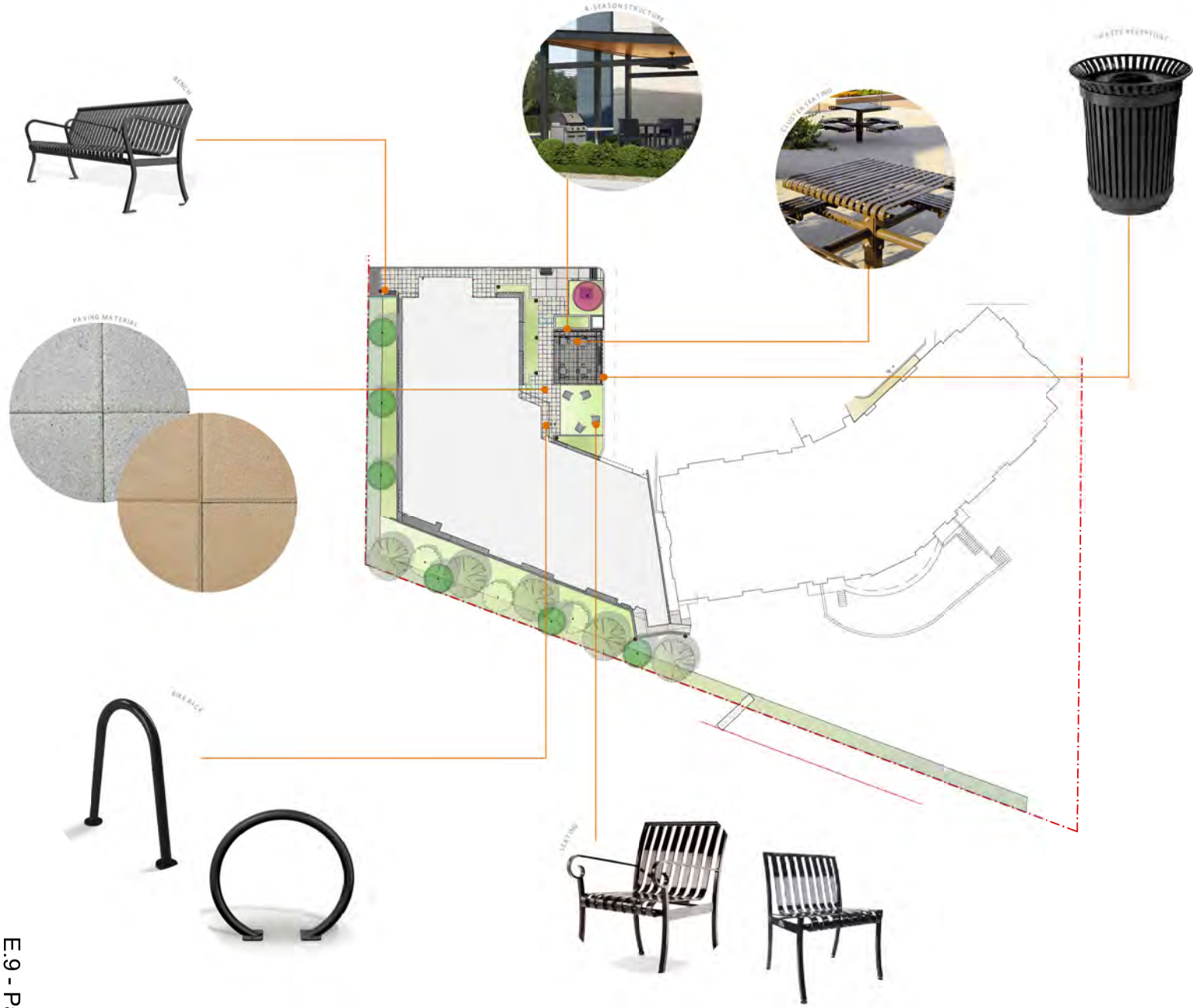
GRADING PLAN

SCALE 1:150

E.9

L-1.20



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LANDSCAPE PRECEDENTS

SCALE

E.9

L-2.00

SHRUBS & PERENNIALS



ASTILBE JAPONICA 'RED SENTINEL'

HYDRANGEA MACROPHYLLA 'ADRIA'

LYCHNIS CORONARIA 'GARDENER'S WORLD'

PANICUM VIRGATUM 'HEAVY METAL'

POTENTILLA FRUTICOSA 'ABBOTSWOOD'



PULMONARIA 'BLUE ENSIGN'

RHODODENDRON 'CUNNINGHAMS WHITE'

SARCOCOCCA HOOKERIANA 'SWEET & LO'

SKIMMIA JAPONICA 'MAGIC MARLOT'

TAXUS MEDIA 'HILLI'

Irrigation Notes:

1. All softscape areas to be irrigated in accordance to the IIABC Standards, current edition. Irrigation to be design-build and shop drawings provided to the Landscape Architect for approval prior to installation.
2. Minimum requirements: 50 PSI; 4" PVC sleeving under all pedestrian hardscapes and steel sleeving under all vehicular paths; all products to be installed as per manufacturers specifications.
3. Coordination with mechanical and civil drawings required
4. Irrigation design and installation must be done by a member in good standing with the IIABC.
5. The irrigation contractor to provide a written guarantee to the owner covering materials and workmanship for a period of at least one year from the time of landscape substantial completion.
6. The irrigation contractor to provide an O+M manual to the client at time of completion.

BRAND COLOURS



TREES



Fagus sylvatica 'Red Obelisk'



Picea abies 'Acrocona'



Pinus contorta



Pinus flexilis 'Vanderwolf's Pyramid'

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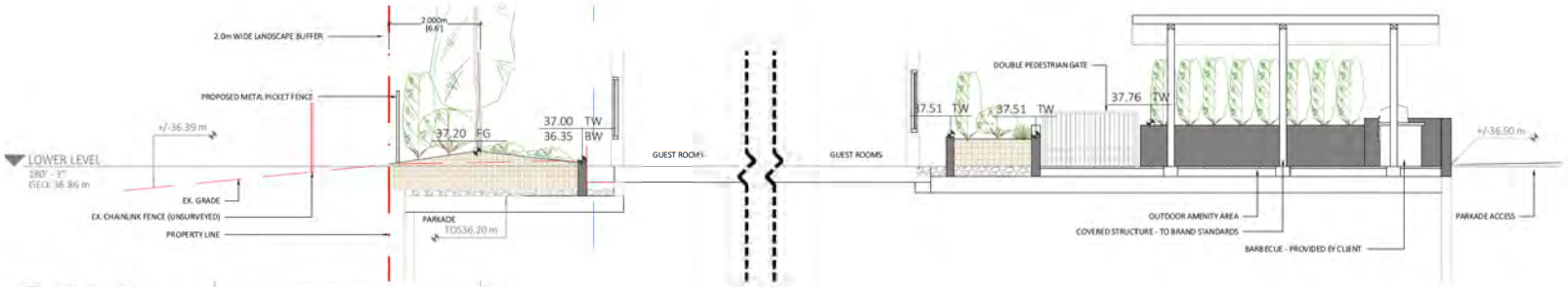
PLANTING PRECEDENTS

SCALE ####

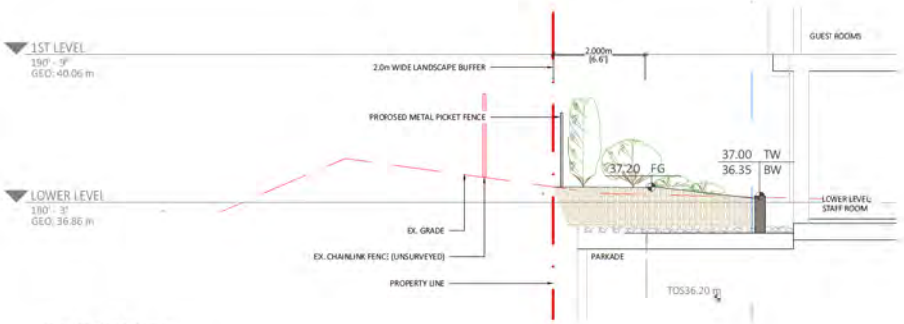
E.9

L-3.00

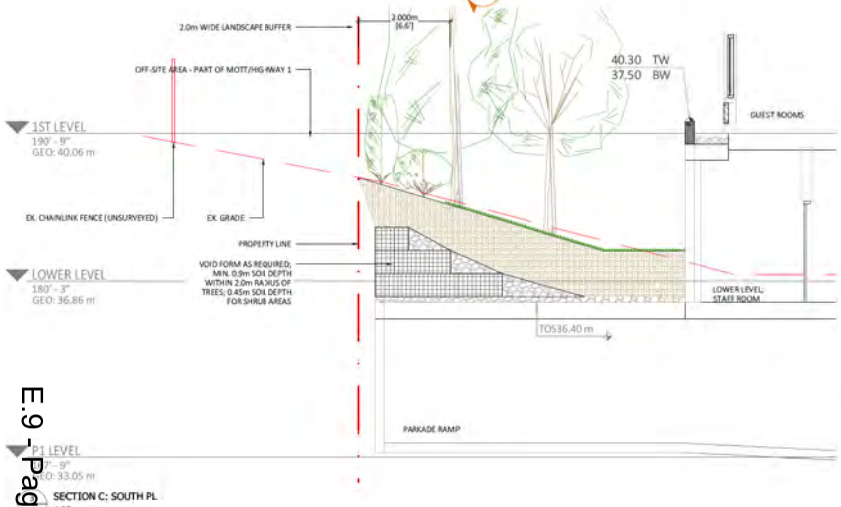


1 L-4.00 SECTION A: WEST PL
1:50

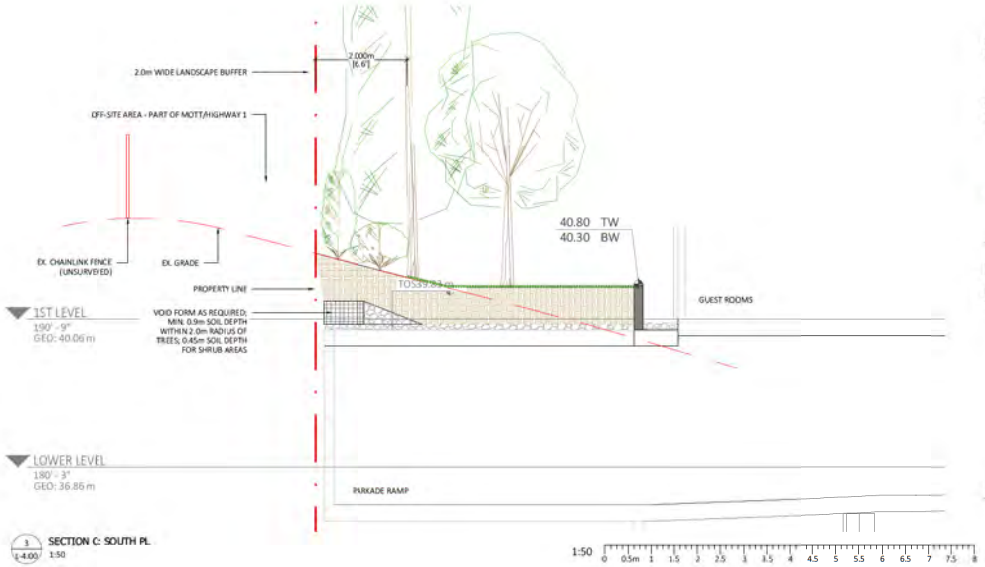




2 L-4.00 SECTION B: WEST PL
1:50



3 L-4.00 SECTION C: SOUTH PL
1:50



3 L-4.00 SECTION C: SOUTH PL
1:50

1:50 0 0.5m 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8

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LANDSCAPE SECTIONS

SCALE 1:50

E.9

L-4.00