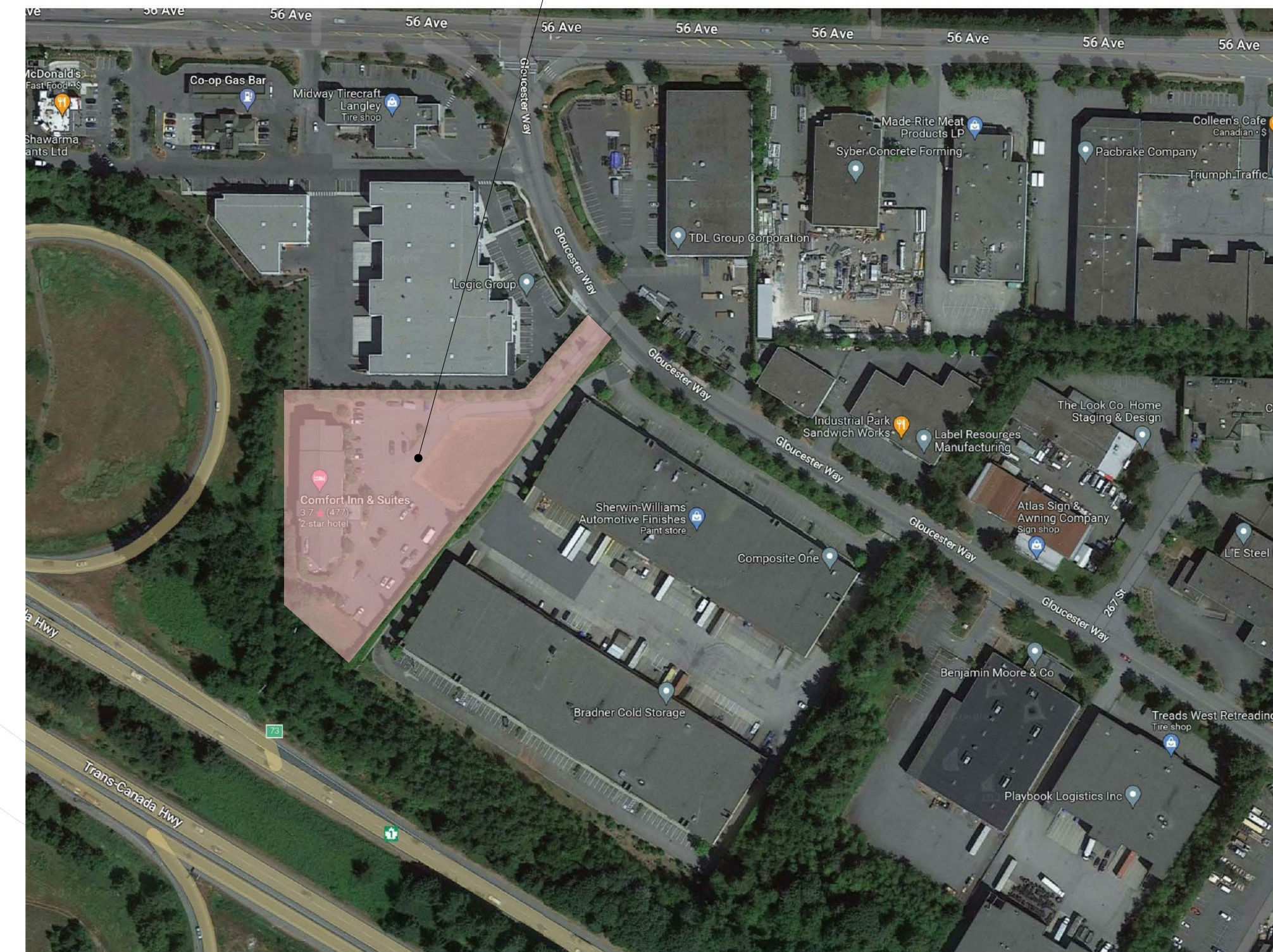
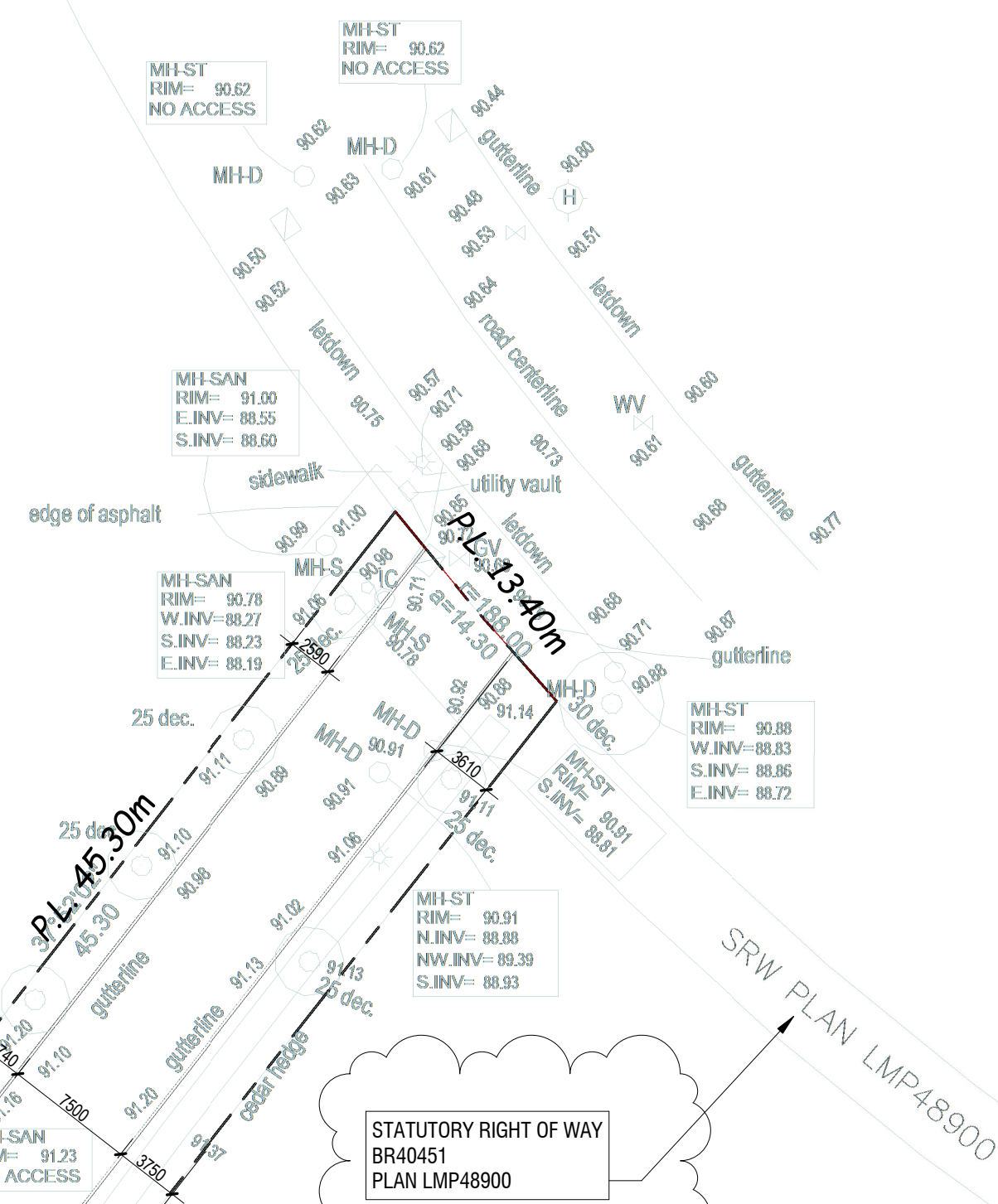
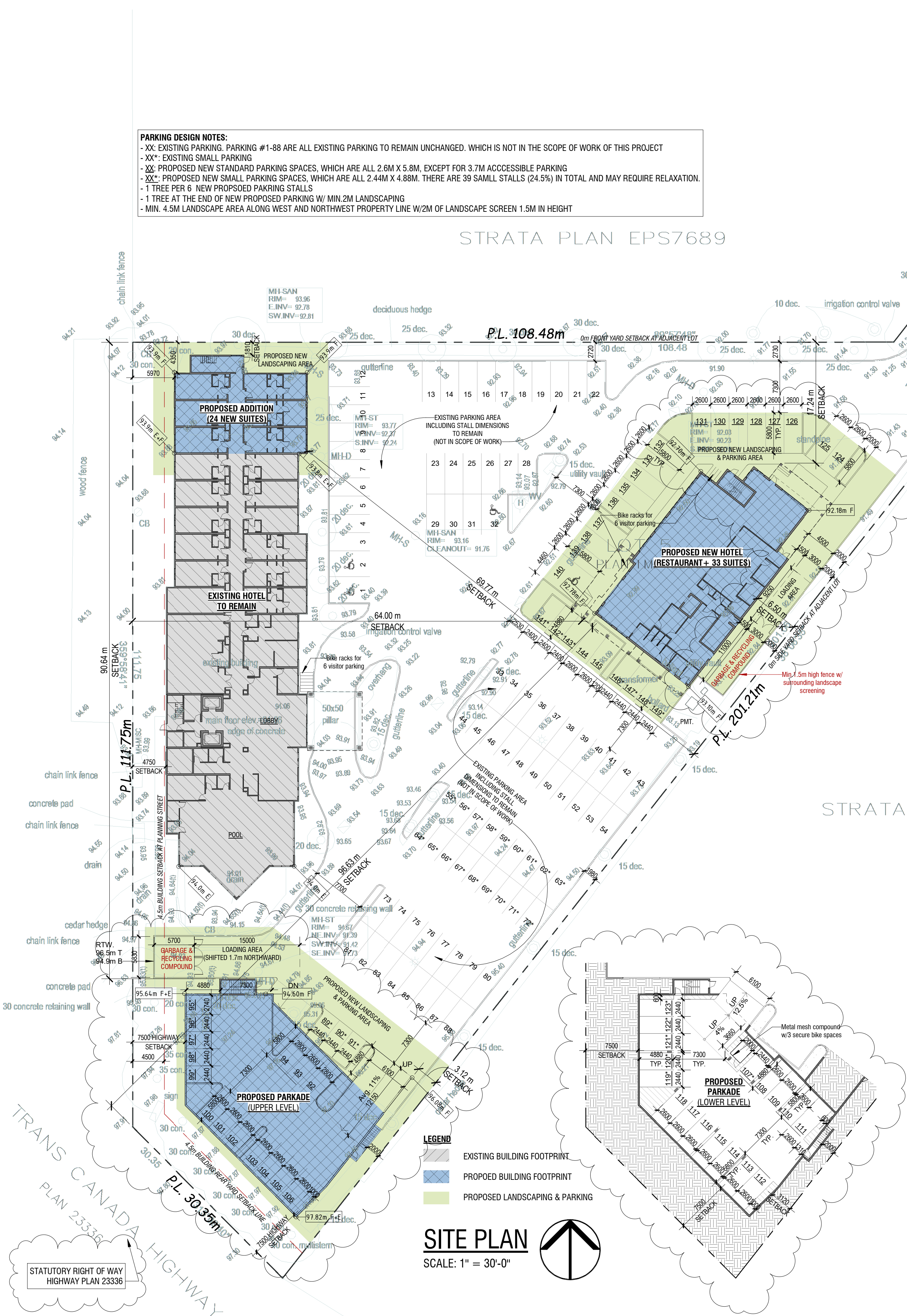


COMFORT INN ADDITION

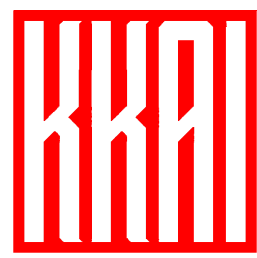
26574 GLOUCESTER WAY, LANGLEY, BC



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	10040 sm [108070 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 - 11.2% Coverage (12095 sf)			None				
				Existing Hotel Addition - 2.4% Coverage (2551 sf)							
				New Hotel - 5.5% Coverage (5933 sf)							
				New Parkade - 6.7% Coverage (7206 sf)							
				Total = 25.7% < 40% Coverage							
Height (m)		Max. 12.0m		Existing Hotel w/ addition - 11.85m (Existing To Remain)			Yes				
				New Hotel - 12.70 m							
				New Parkade - 3.5 m							
Setbacks (m)		Front: Min. 4.5m (Front Lot Line)		Existing Hotel	Front (N): 13.26m(Existing), Proposed after Addition - 1.82m			Yes			
					Rear (S): 30.75 (Existing To Remain)						
					Side (E): 34.70m (Existing To Remain)						
					Side (W): 4.78m (Existing To Remain)						
		Rear: Min. 3.0m (Rear Lot Line) Side: Min. 4.5.m (Flanking Street) Side: Min. 0 m (Side Lot Line)		New Hotel	Front (N): 17.24m			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 = 138		Existing	Additional proposed	Proposed total	Yes for small parking & shortage of parking			
			81 Existing +57 New Suites *1								
		Restaurant	Hotel Staff 1 space per employee = 6						95	54	149 (39 small parking)
			Restaurant Dining 1 space per 35sqm of gross floor area = 9								
		Total Required parking stalls = 153									
Bike parking		12 Visitor spaces + 3 secure parking (0.06 x (6953.4sm GFA - 2000 sm)/100 sm)				12 Vistor spaces + 3 secure parking		None			



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

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Project Title

COMFORT INN
ADDITION

26574 Gloucester Way,
Langley, BC.

Notes

No.	Date	Revision
5	Apr 10 2026	DP Revision 4
4	Sep 11 2025	DP Revision 3
3	Apr 10 2025	DP Revision 2
2	Jan 31 2025	DP Revision 1
1	Jun 2 2023	DP Submission

SITE PLAN, CONTEXT PLAN & DATA

file number

Print date

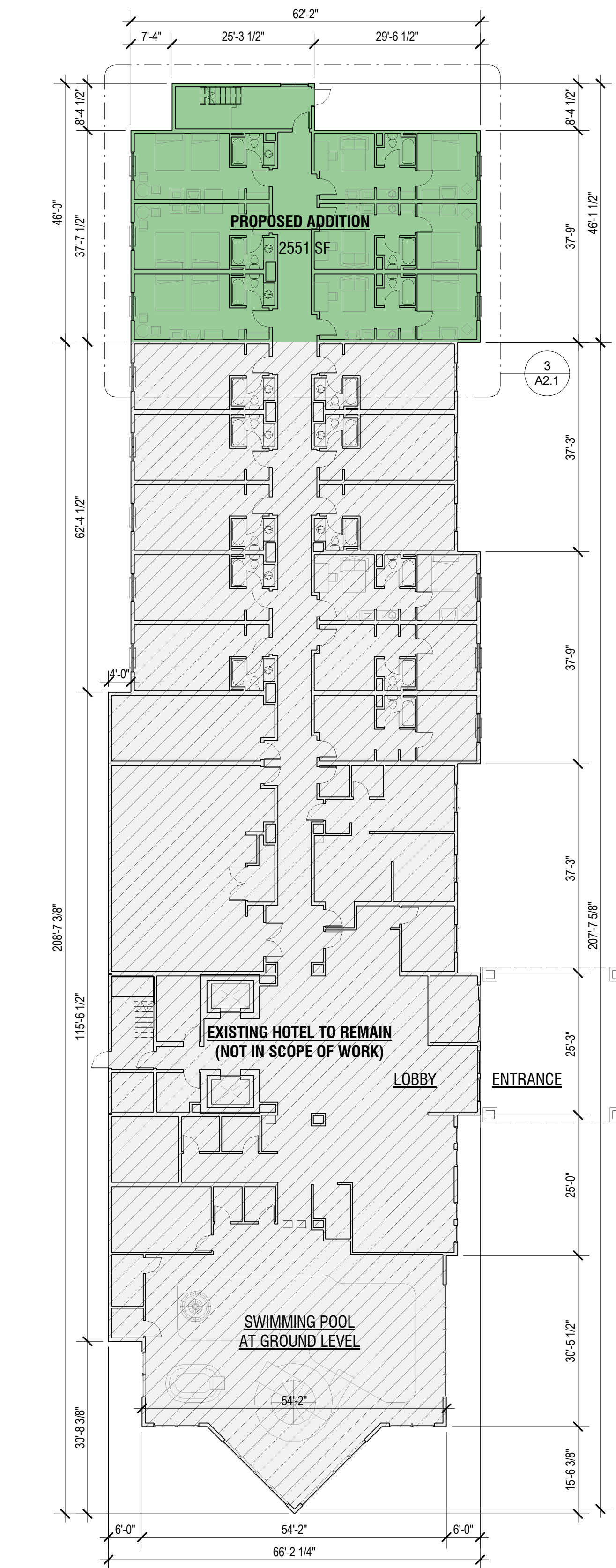
rawn:

checked

scale:

Fig. no.

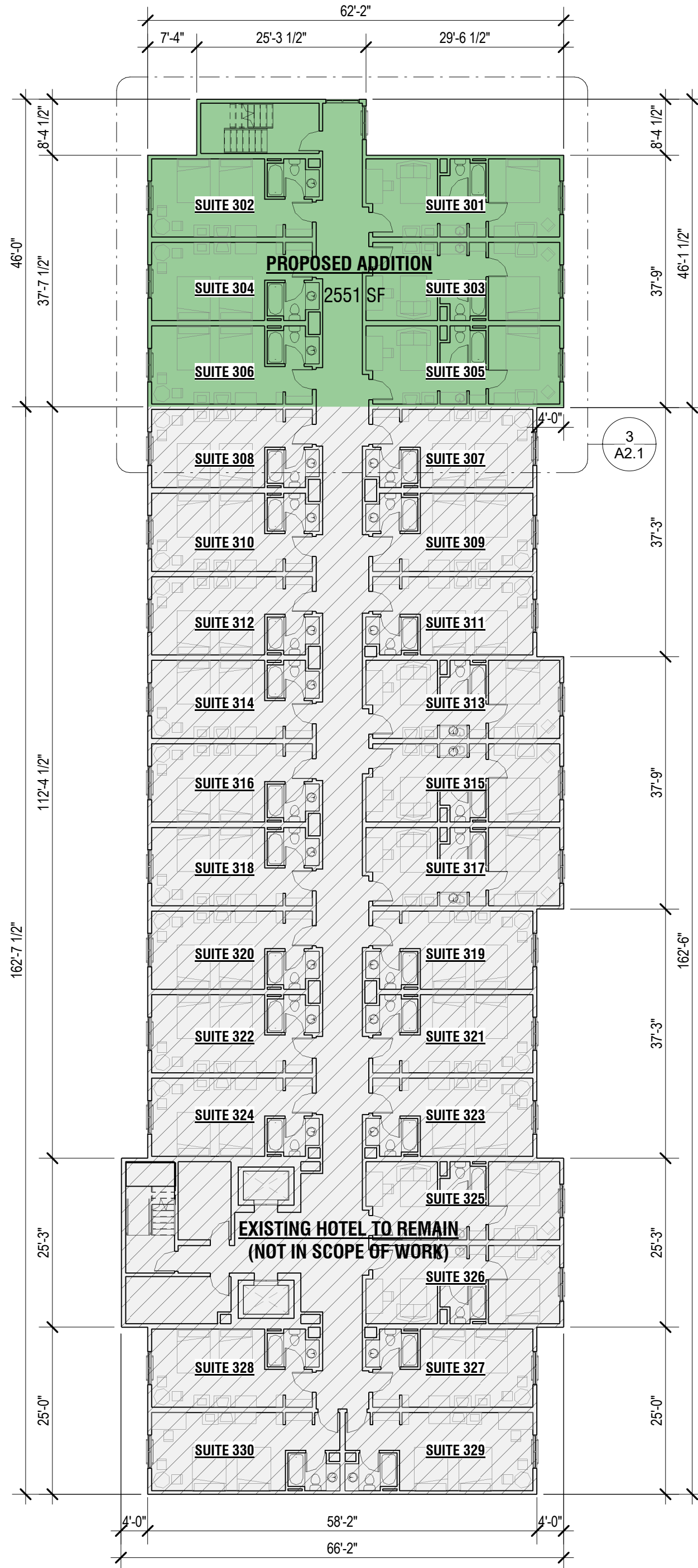
A1.1



1. HOTEL GROUND FLOOR PLAN

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

EXISTING GROUND FLOOR AREA: 12095 SF
ADDITION FLOOR AREA: 2551 SF
TOTAL GROUND FLOOR AREA: 14646 SF

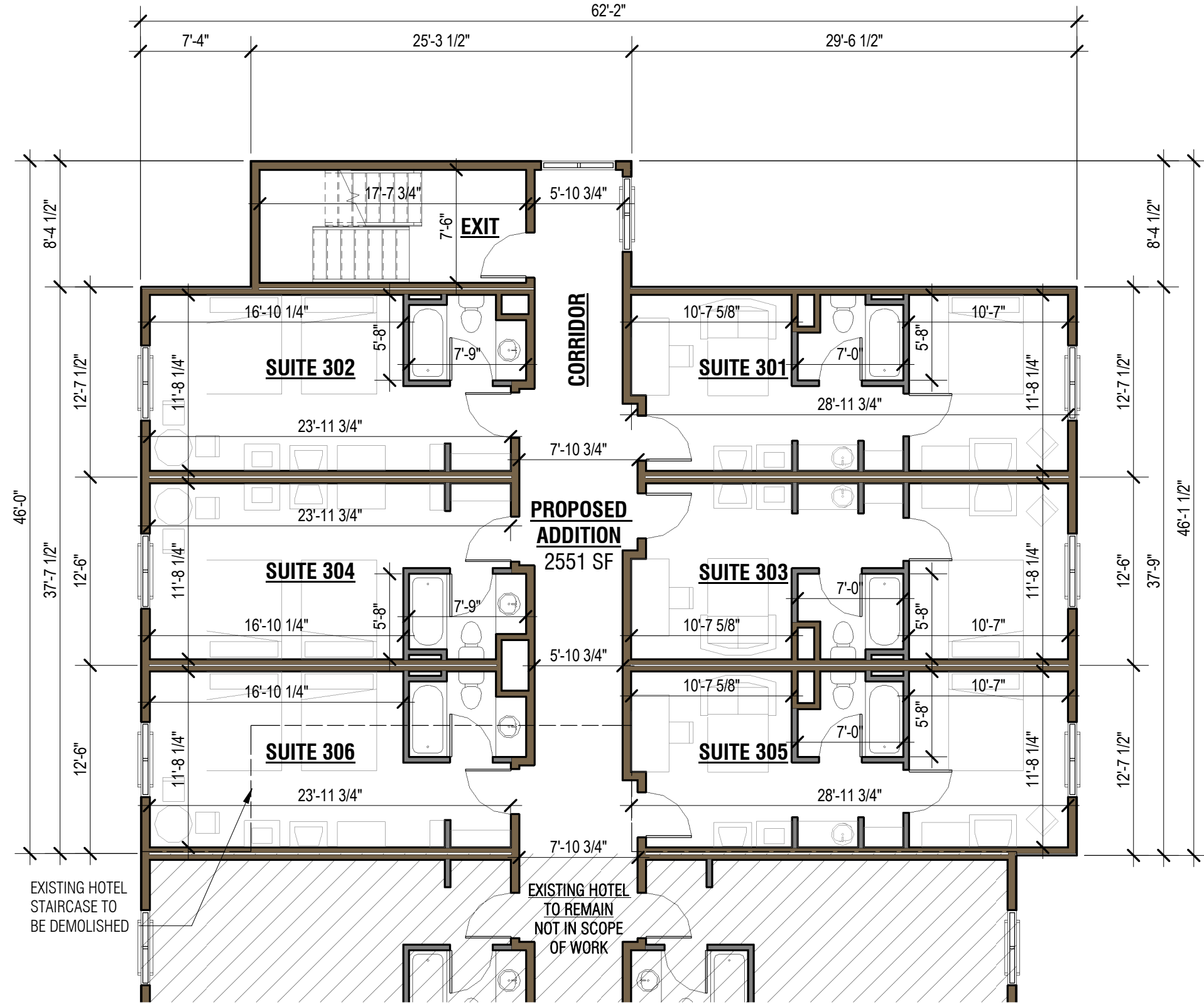


2. HOTEL UPPER FLOOR PLAN

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

EXISTING UPPER FLOOR AREA: 9812 SF
ADDITION FLOOR AREA: 2551 SF
TOTAL UPPER FLOOR AREA: 12363 SF

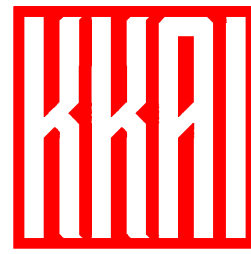
SUBTOTAL EXISTING FLOOR AREA: 41532 SF
SUBTOTAL ADDITION FLOOR AREA: 10203 SF
TOTAL FLOOR AREA: 51735 SF



3. HOTEL ADDITION TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:
- FLOOR PLANS FOR LEVELS 1 TO 4 ARE IDENTICAL, WITH THE EXCEPTION OF A MINOR VARIATION AT THE STAIRS
- THE LAYOUT OF THE ADDITIONAL SUITES MATCHES THAT OF THE EXISTING HOTEL SUITES.



Kenneth Kim
Architecture Inc.

t: 778-370-8918 / f: 604-800-0775
e: kenneth@kkai.ca
211-2223 West Broadway
Vancouver, B.C. V6K 2E4

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COMFORT INN ADDITION

26574 Gloucester Way,
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Notes

No.	Date	Revision
4	Sep 11 2025	DP Revision 3
3	Apr 10 2025	DP Revision 2
2	Jan 31 2025	DP Revision 1
1	Jun 2 2023	DP Submission

Sheet Title

HOTEL ADDITION PLANS

File number:

Print date:

Sep 11, 2025

Drawn:

CL

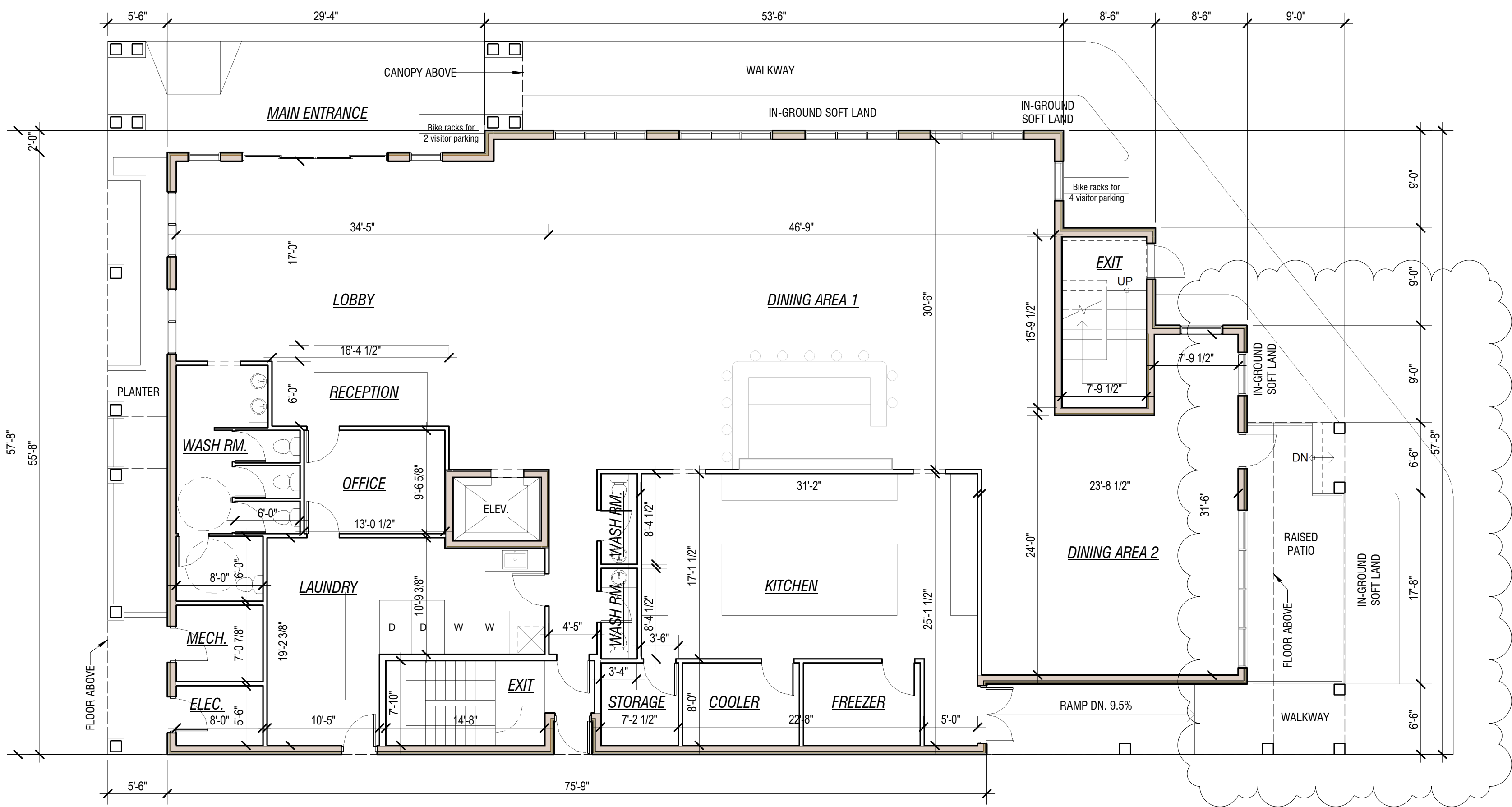
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Scale:

Dwg. no.

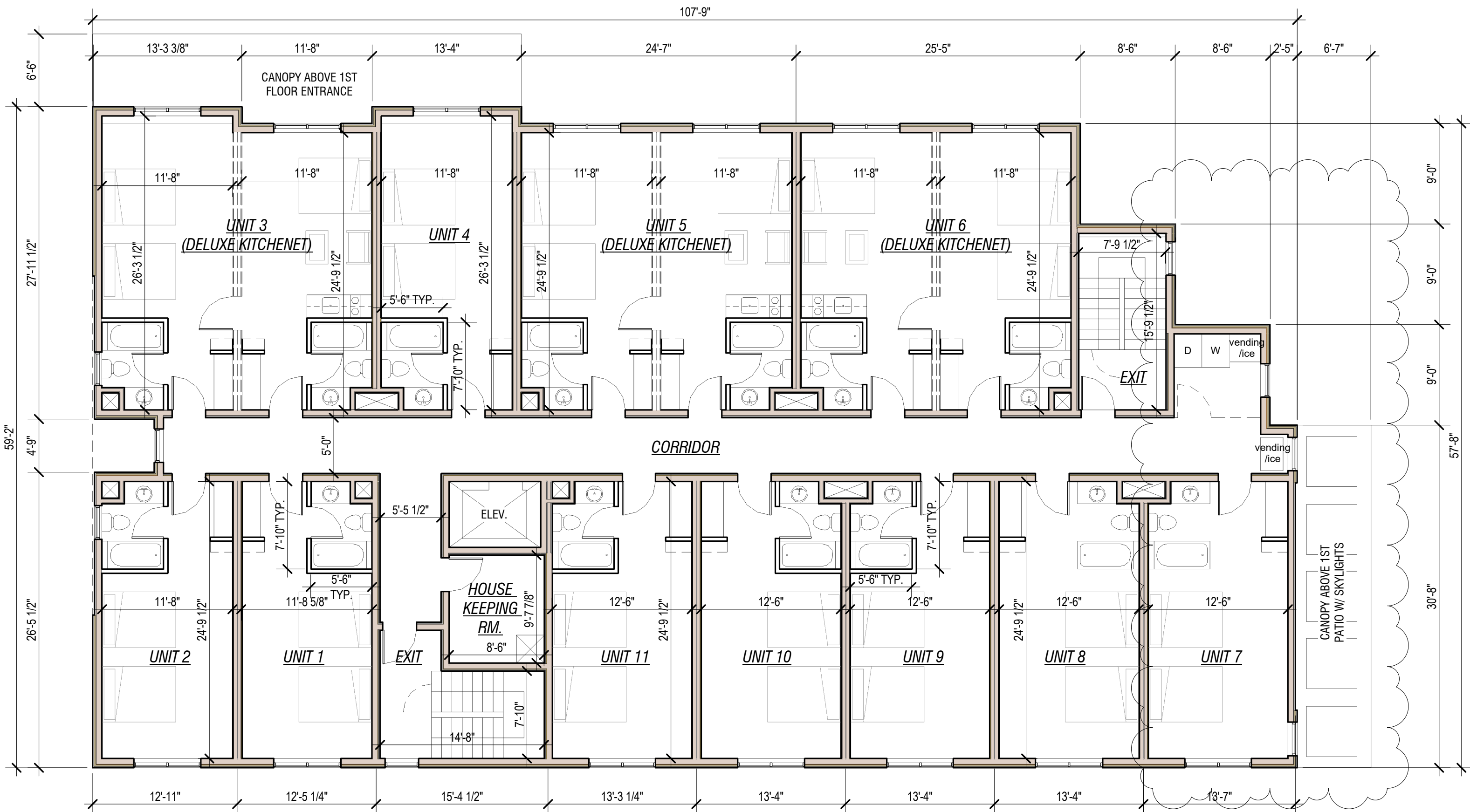
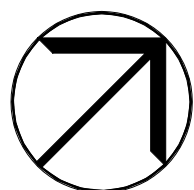
A2.1



1. NEW HOTEL GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

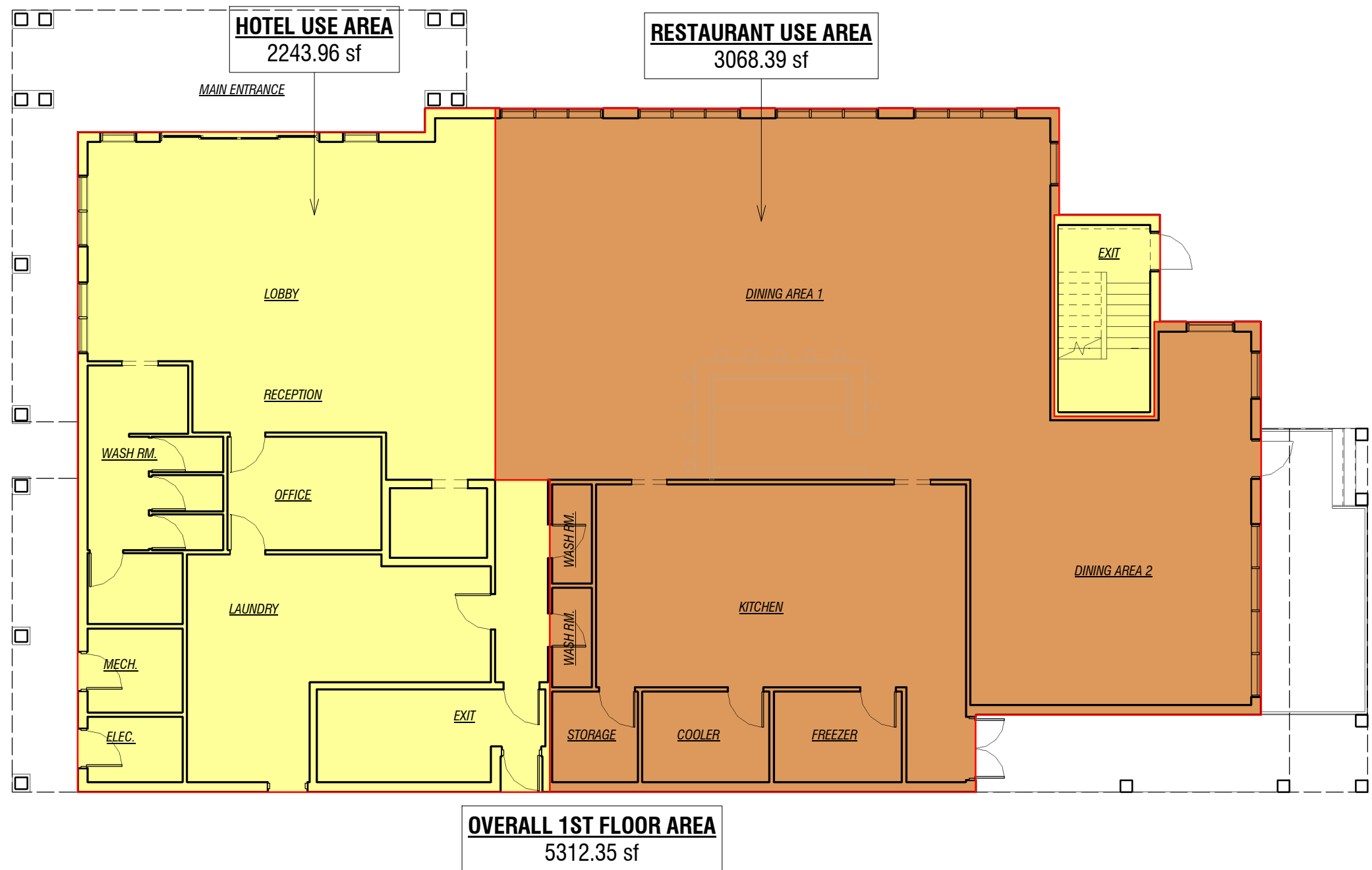
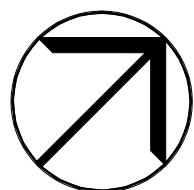
TOTAL GROUND FLOOR AREA: 5312 SF
RESTAURANT FLOOR AREA (INCLUDING KITCHEN): 3068 SF



2. NEW HOTEL UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLANS FOR LEVELS 2 TO 4 ARE IDENTICAL
FLOOR AREA: 5933 SF

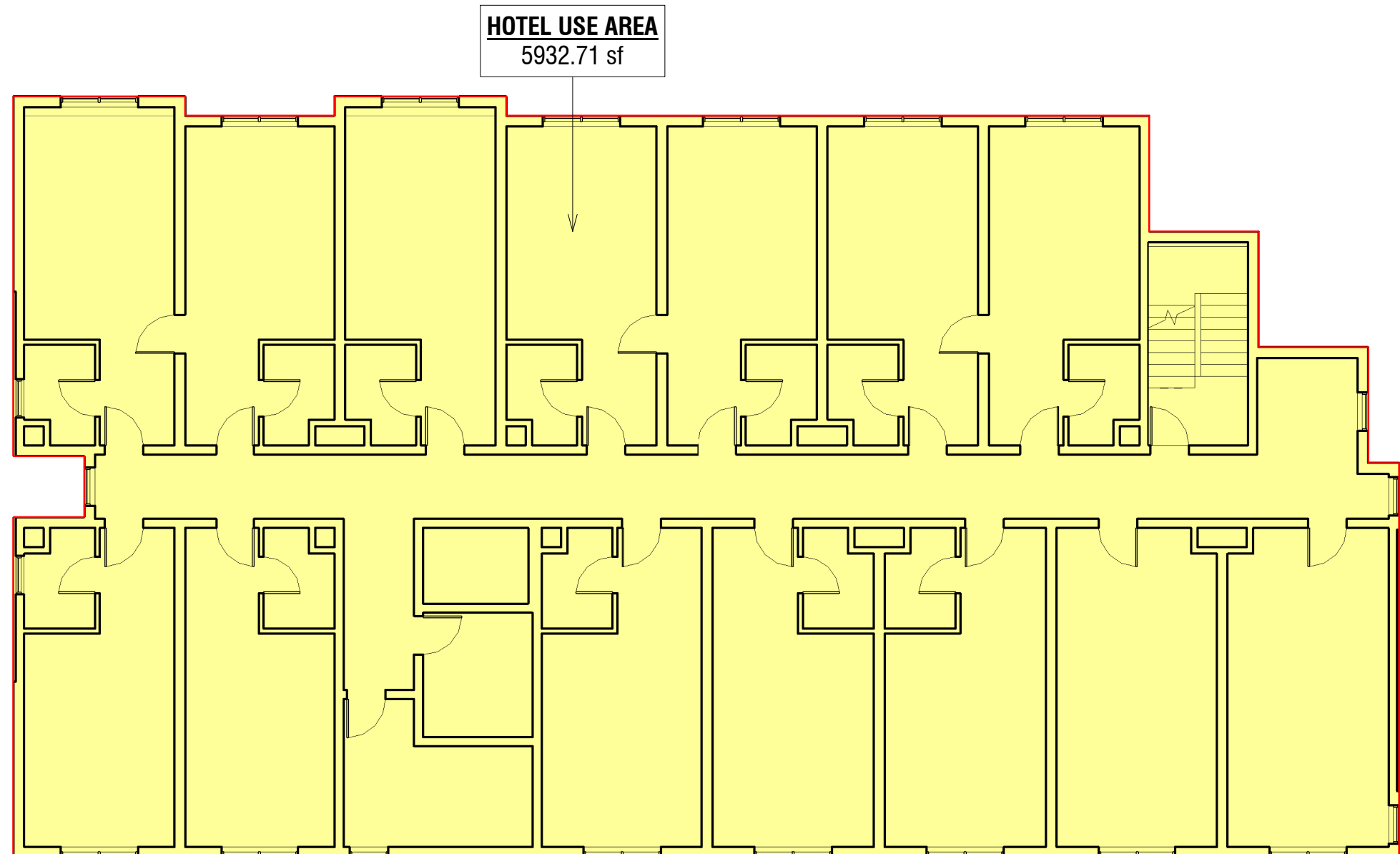


3. GROUND FLOOR AREA & USE DIAGRAM

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

NOTE: THERE IS NO OUTDOOR PATIO INTENDED FOR THE RESTAURANT AREA CALCULATED TO EXTERIOR WALL FINISH AND INTERIOR WALL CENTERLINE

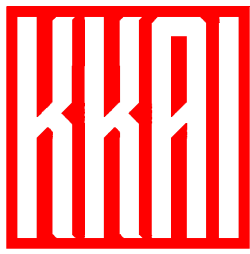
SUBTOTAL RESTAURANT FLOOR AREA: 3068.39 SF
SUBTOTAL HOTEL FLOOR AREA: 20042.09 SF
TOTAL FLOOR AREA: 23110.48 SF



4. UPPER FLOOR AREA & USE DIAGRAM

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

NOTE: AREA CALCULATED TO EXTERIOR WALL FINISH AND INTERIOR WALL CENTERLINE



Kenneth Kim
Architecture Inc.

t: 778-379-8918 / f: 604-800-0775
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ADDITION

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Sheet Title

NEW HOTEL
FLOOR PLANS

File number:

Print date: Sep 11, 2025

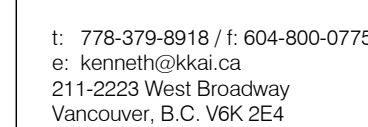
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Checked: KK

Scale:

Dwg. no.

A2.2

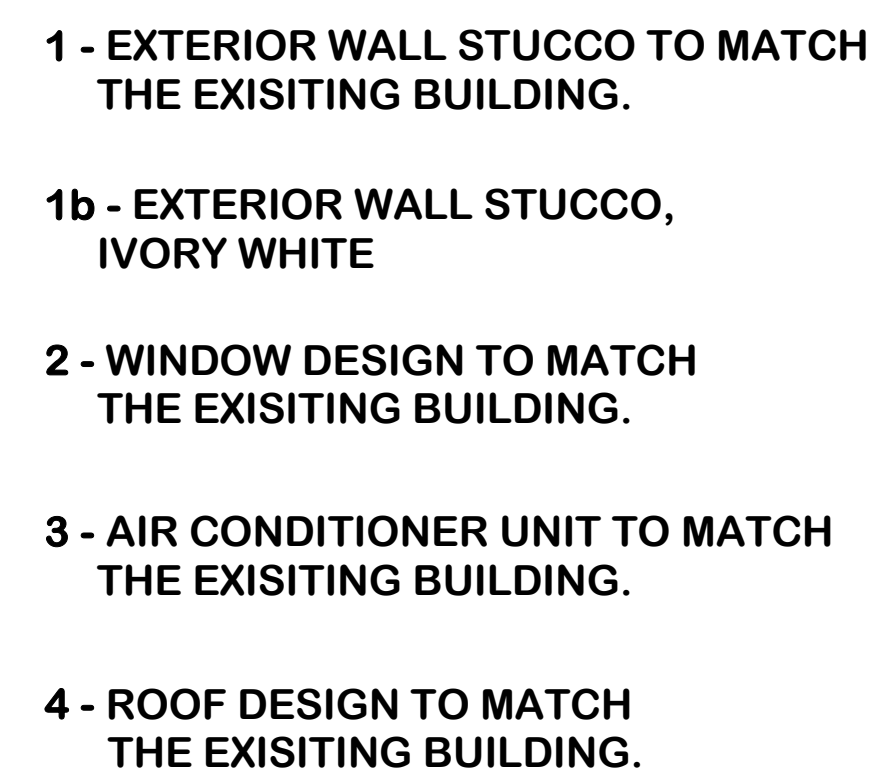


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(FOR VISUAL REFERENCE ONLY)

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Sheet Title

HOTEL ADDITION
ELEVATIONS

File number:

Print date:

Apr 10, 2020

Drawn:

CD

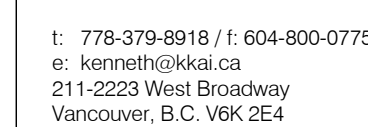
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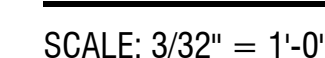
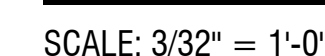
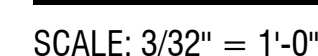
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COMFORT INN
ADDITION

Notes



- NOTE: THE GRAPHIC ON THE SOUTH ELEVATION IS PROPOSED TO FEATURE ARTWORK. THE RENDERING CURRENTLY SHOWS RANDOM ARTWORK AS A PLACEHOLDER/EXAMPLE ONLY.**

NEW HOTEL
ELEVATIONS

Dwg. no.

A3.2

